

FOR SALE / TO LET

UNIT 4

Flagship logistics building of approx. 15,103 sq. m.
(162,567 sq. ft.) on 3.5 hectares (8.6 acres)



**SOUTH WEST
BUSINESS PARK**

Cheeverstown, Citywest, Dublin 24

FULL PLANNING PERMISSION SECURED. AVAILABLE WITHIN 14 MONTHS.



www.rohanholdings.ie

A development by

ROHAN

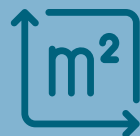
Lisney
COMMERCIAL REAL ESTATE

KEY HIGHLIGHTS

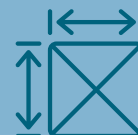
UNIT 4



High-bay warehouse
with office



Approx. 15,103 sq. m.
(162,567 sq. ft.)



3.5 hectares (8.6 acres)
providing extensive
service yard



Full planning permission
secured. Available
within 14 months



Only 1 minute drive to M7 motorway
and only 5 minutes drive to M50 motorway.



Market leading sustainability features and
certification.



Adjoining the LUAS Cheeverstown Stop
(and multiple bus routes) providing immediate
access to local shopping, leisure and dining facilities.



Fire sprinkler system not required however
planning secured for related plant, if needed.



Access controlled and secure business
park environment.



Available within 14 months.

JOIN LEADING OCCUPIERS:

TOOLBANK

medray

EZ living
INTERIORS

anpost



LOCATION

- RAPID access to the M7 and the M50 Motorways.
- EXCELLENT access for staff via public transport infrastructure such as the LUAS, Dublin Bus and proximity to arterial routes to and from Dublin city.
- IMMEDIATE access to the nearby workforce and generous local amenities, such as shopping centres, hotels, leisure facilities, hospitals, post office, etc.
- ESTABLISHED business location for quality warehouse/ office operations adjacent to Citywest Business Campus and Magna Business Park.



Environment & sustainability

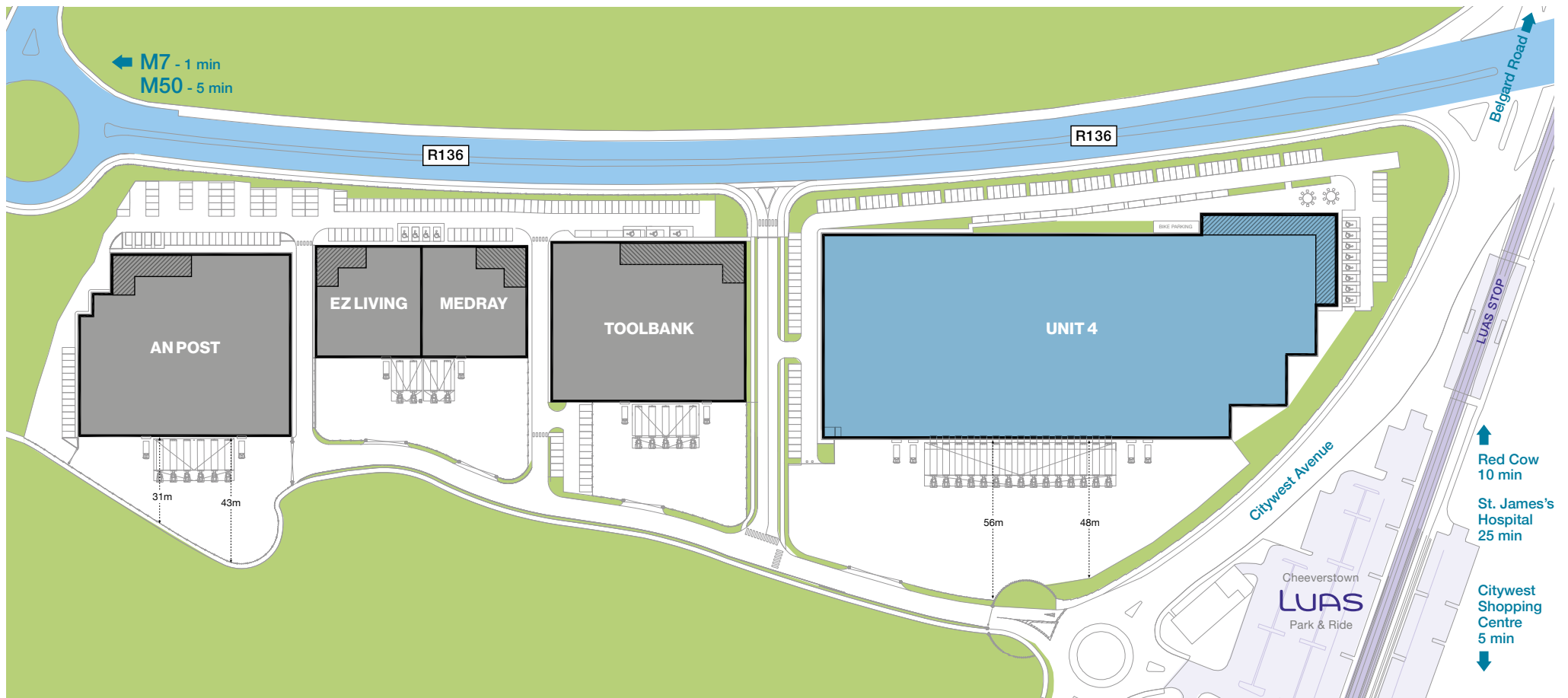
With a focus on sustainability being a key driver for Rohan as a developer and long term investor, this property is targeting LEED Gold sustainability accreditation in addition to BER A3 and EU Taxonomy Compliance. The planned specification of the property includes:

- Electric vehicle charging
- Rainwater harvesting
- LED lighting
- Low flow WCs
- Heat pumps
- PV power generation
- Energy usage monitoring



SOUTH WEST
BUSINESS PARK

THE PARK | OCCUPIERS



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

SPECIFICATIONS | FEATURES

(In addition to features outlined on Page 2)

GENERAL

- 14 metre clear internal height.
- Steel portal frame construction.
- Extensive secure service yard with parking for over 30 articulated trucks.
- 15 dock levellers with tailgate loading with FM1 grade finish.
- 4 roller shutter doors.
- Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading with FM1 grade finish.
- 2.4 metre high wall to inside of external cladding wall.
- Dedicated car, motor cycle and bicycle parking.
- EV charging points.
- LED lighting.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- Fire sprinkler system optional



Unit 1 SWBP



Unit 1 SWBP

OFFICES | AMENITIES

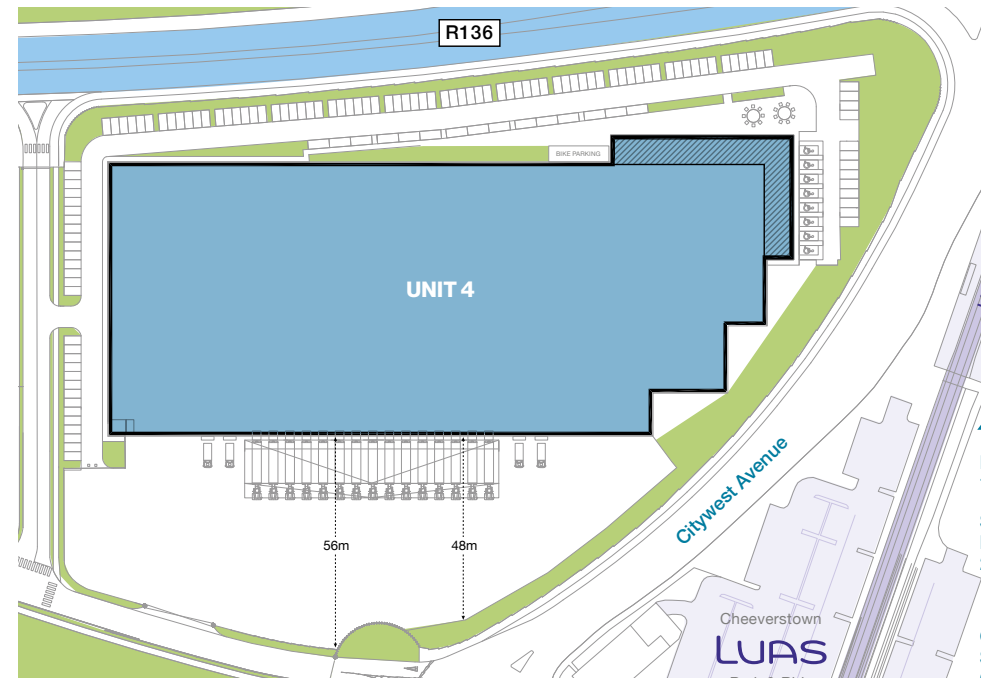
- Feature HQ style offices with full raised access floors.
- Open plan design suitable for compartmentation.
- Canteen, shower and staff changing facilities at ground and first floor.
- Manager's office, toilets and tea station in warehouse.
- VRF air conditioning.
- Suspended acoustic tiled ceilings with recessed LED lighting.
- Painted and plastered walls.
- Fully fitted toilets.
- Fully bonded heavy contact carpet.

ACCOMMODATION

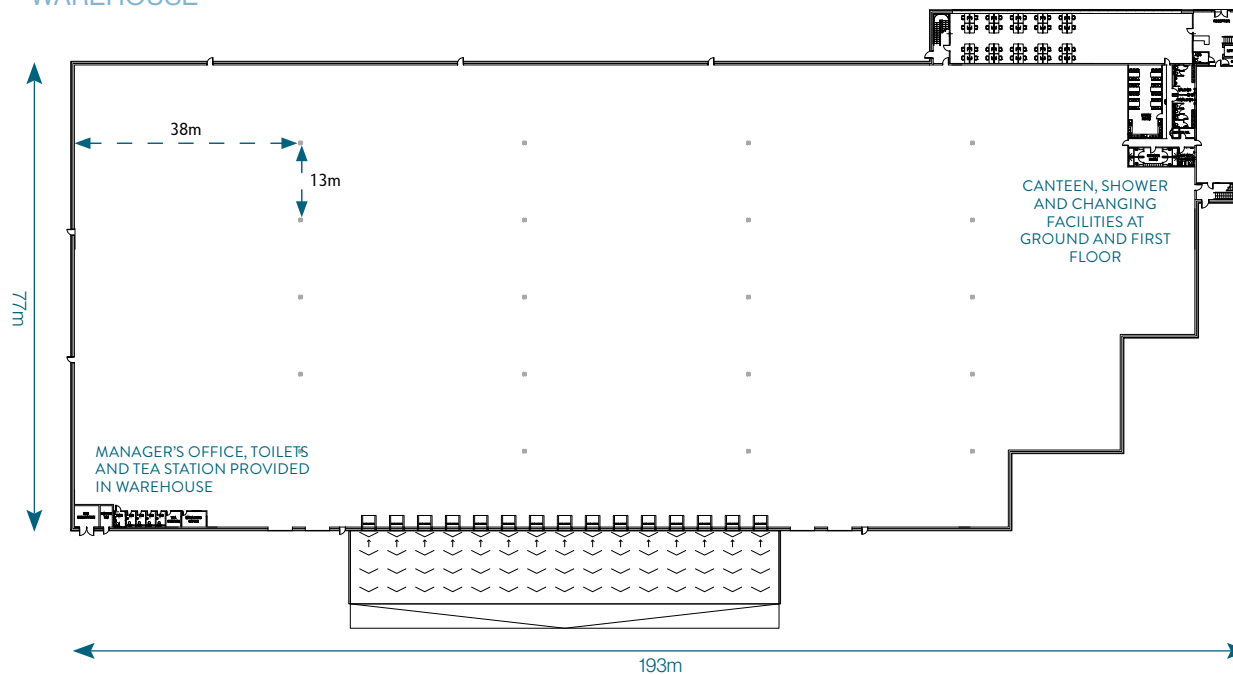
Approximate gross external floor areas

Unit 4		Sq M	Sq Ft
Warehouse		13,522	145,550
Ground floor	Offices	609	6,555
	Ancillary accommodation	213	2,293
First floor	Offices	546	5,876
	Ancillary accommodation	213	2,293
Total		15,103	162,567

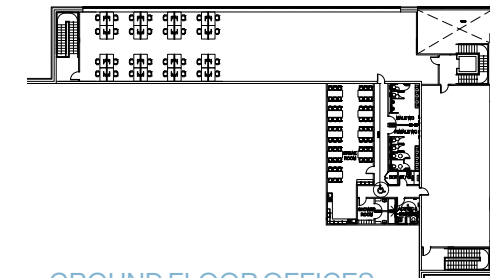
Site area of approx. 3.5 hectares (8.61 acres)



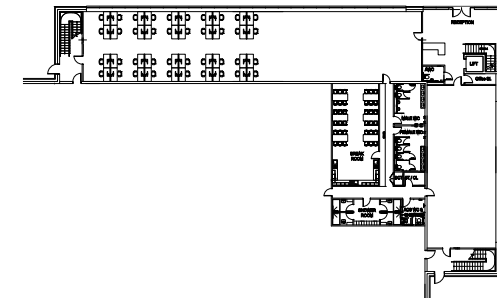
WAREHOUSE



1ST FLOOR OFFICES



GROUND FLOOR OFFICES





anpost

EZ living
INTERIORS

M7 / Naas Road

medray

TOOLBANK

Unit 4
162,567 sq. ft.

R136 Outer Ring Road

LUAS Cheeverstqwn Stop



TERMS

Available upon request.

RATES

Commercial Rates payable to
South Dublin County Council

TARGETED BER

BER A3

OUTGOINGS

Available upon request.

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