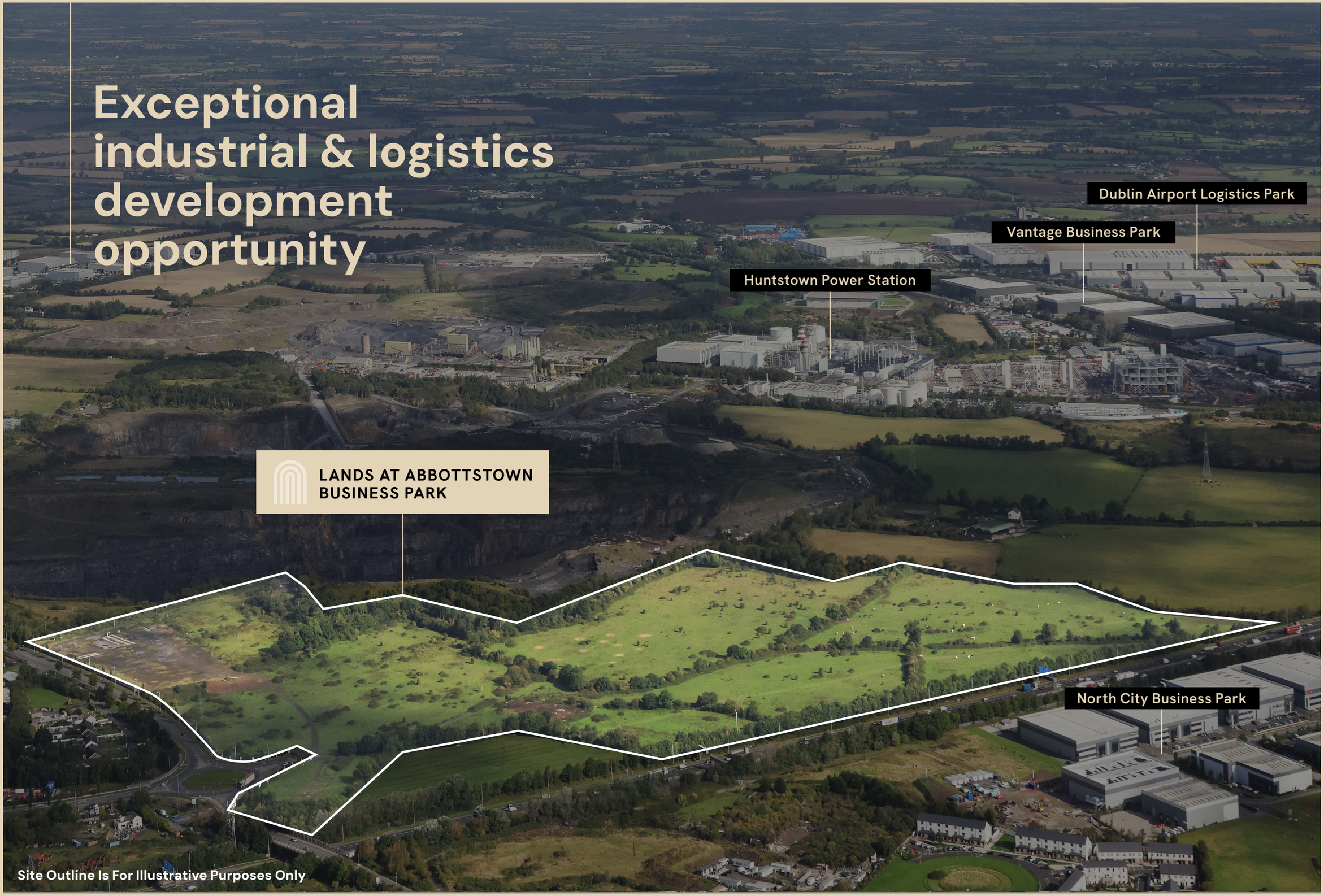
FOR SALE • APPROX. 27.75 HA (68.58 ACRES)

LANDS AT ABBOTTSTOWN BUSINESS PARK

Cappagh Road, Dublin 11

savills CBRE

Exceptional industrial & logistics development opportunity





EXECUTIVE SUMMARY:

Substantial development opportunity extending to approximately 27.75 ha (68.58 acres)

Zoned GE - General Employment under the Fingal County Development Plan 2023-2029

Excellent opportunity to deliver a significant commercial development in one of Dublin's most sought-after logistics locations

Highly accessible location adjacent to the M50 & M3 motorways and approximately 12 km from Dublin Airport

Excellent road frontage onto M50 & Cappagh Road

LOCATION

The subject lands are positioned adjacent to the M50 motorway, between two of Ireland's busiest arterial routes, the M2 and M3, providing exceptional national connectivity.

The location also offers strong international reach, with Dublin Airport and Dublin Port both within close proximity. Dublin City Centre is easily accessible via the Dublin Port Tunnel or through the local road network via Cappagh Road.

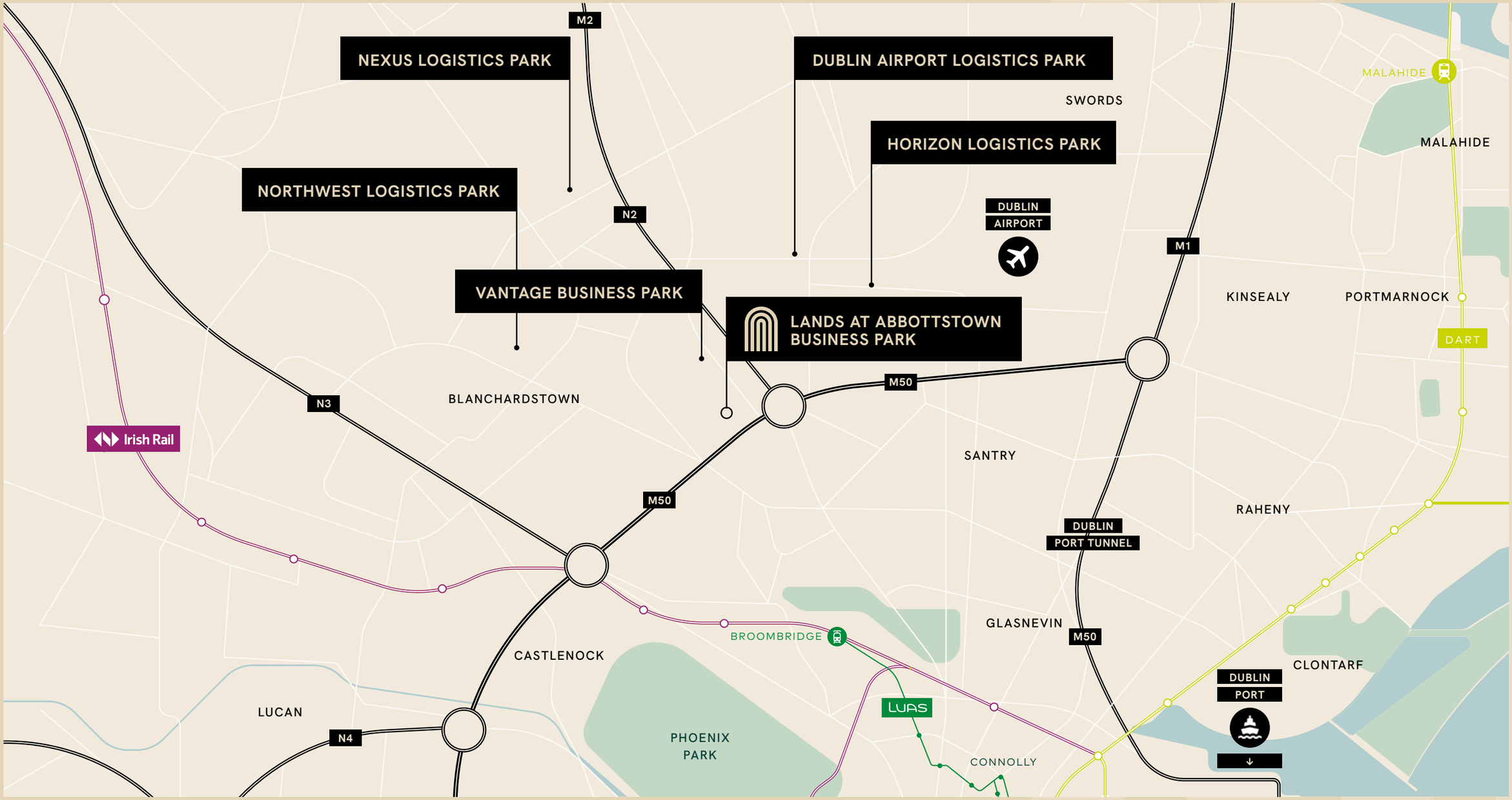
The M2/M3 corridors are among the most sought-after logistics locations in Ireland, underpinned by excellent transport infrastructure and a deep occupier base. Existing parks along these corridors accommodate a wide mix of high-profile operators across 1PL and 3PL logistics, manufacturing, engineering etc, reinforcing the area's status as a premier logistics and industrial hub.

The lands also form part of the Dublin Enterprise Zone, one of Ireland's largest and most strategically important employment districts. The zone benefits from significant public and private investment, established infrastructure, and a strong concentration of industrial, logistics, high-tech manufacturing and R&D activity. Its scale, connectivity and occupier profile make it a key driver of economic growth within the Greater Dublin Area.

Location	Distance	Drive Time
M2 (J2)	5.7km	7 mins
M3 (J3)	5.3km	8 mins
M50	5.6km	7 mins
Dublin Airport	12km	15 mins
Dublin Port Tunnel	12.5km	12 mins



Northwest Dublin:
Dublin's Premier Logistics Hub

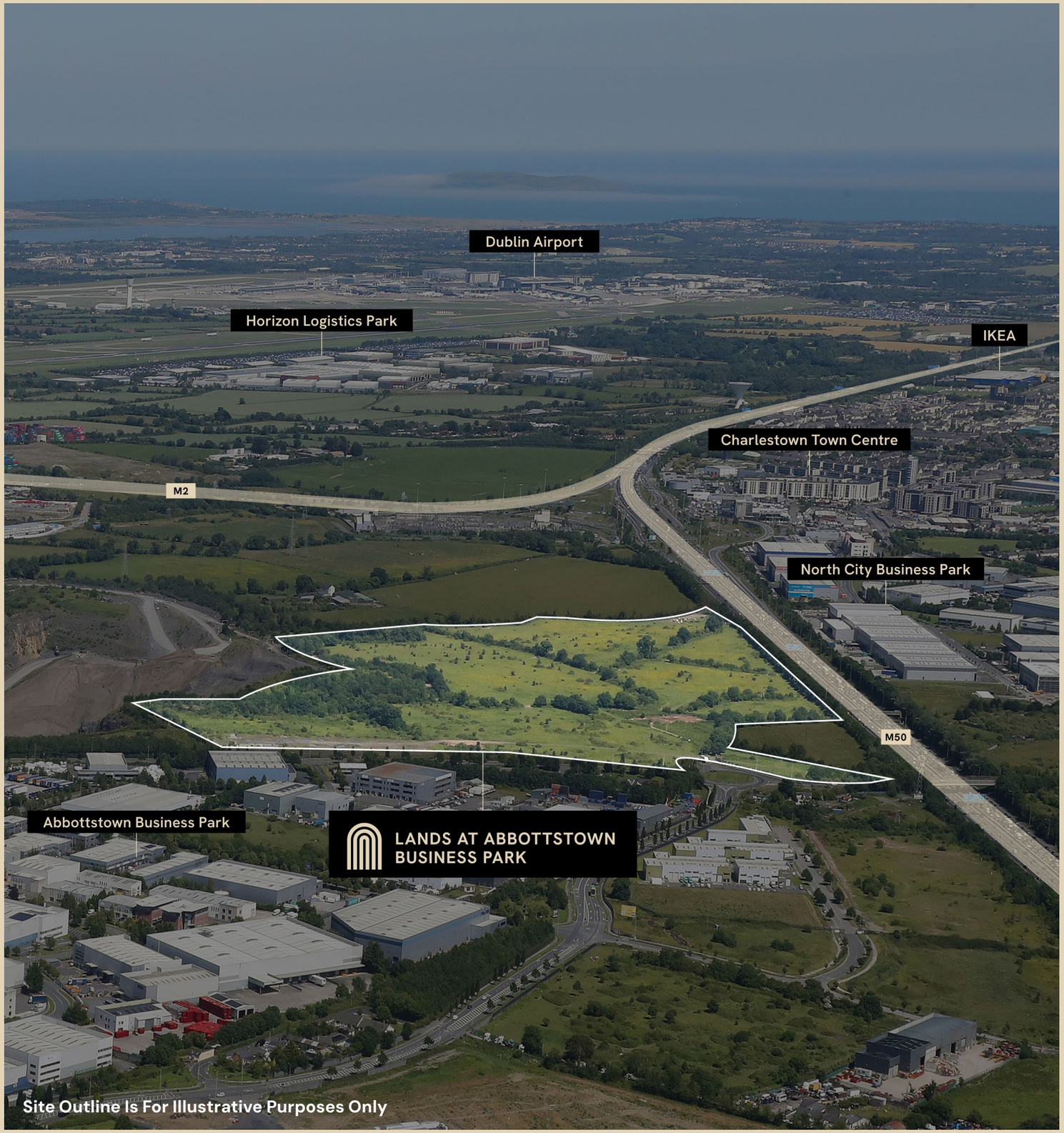


DESCRIPTION

The subject property comprises approximately 27.75 hectares (68.58 acres) of irregular-shaped greenfield lands. Historically in agricultural use, the holding is generally level in topography with clearly defined boundaries formed by mature hedgerows.

The site benefits from over 1 km of road frontage and is bounded by a quarry and agricultural lands to the north along with Cappagh Road and the M50 motorway to the south. The lands also benefit from a substantial amount of road infrastructure being delivered to its boundary with an existing vehicular access provided directly from Cappagh Road.

The lands are situated within the Fingal Development Plan 2023–2029 and are zoned GE – General Employment, supporting a wide range of commercial and industrial uses.



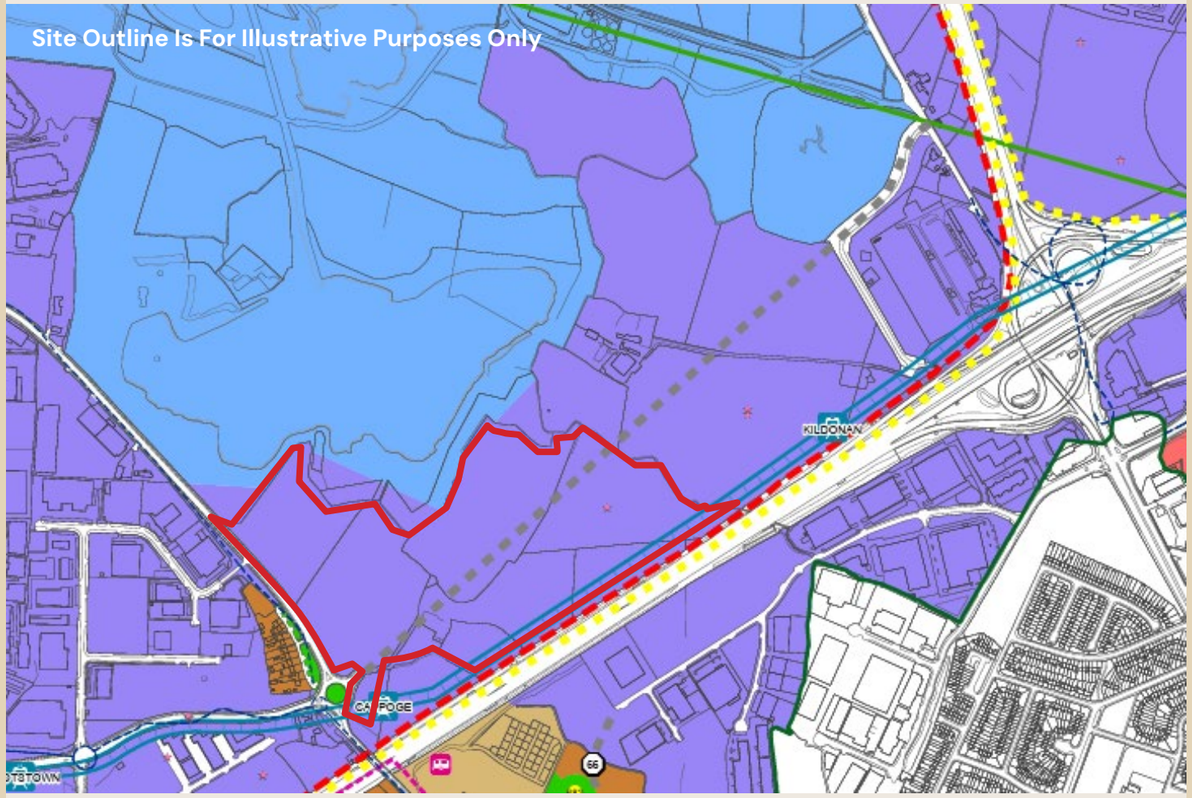
DEVELOPMENT POTENTIAL

- The subject site is contained within the Fingal County Development Plan 2023-2029. The lands are zoned GE– General Employment which is described as to *"Provide opportunities for general enterprise and employment"*.
- The plan states that the vision for lands zoned "General Employment" is to *"Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible."*

STRATEGIC INFRASTRUCTURE & CONNECTIVITY

- **Light Railway Line:** Proposed along the south-east boundary beside the M50, with a new Cappoge Station at the site entrance.
- **Road Link:** Planned connection from Cappagh Road (west boundary) to the North Road (R135) via Kildonan House and the Finglas 220 kV Substation.
- **Cycle Link:** Proposed route across the site linking Cappagh Road and North Road.

FINGAL COUNTY DEVELOPMENT PLAN 2023-2029



- **Community Infrastructure:** Provide for and protect civic, religious, community, education, health care and social infrastructure
- **Greenbelt:** Protect and provide for a Greenbelt
- **General Employment:** Provide opportunities for general enterprise and employment
- **High Amenity:** Protect and enhance high amenity areas
- **Heavy Industry:** Provide for heavy industry

Light Rail Corridor — **Road Proposal** — **(GDA) Cycle Network Plan**

USES PERMITTED IN PRINCIPLE:

- Builders Provider/Yard
- Civic Waste Facility
- Enterprise Centre
- Food, Drink and Flower Preparation/ Processing
- Fuel Depot/Fuel Storage
- High Technology Manufacturing
- Industry – General
- Industry – Light
- Logistics
- Office Ancillary to Permitted Use
- Open Space
- Petrol Station
- Research and Development
- Restaurant/Café
- Retail – Local < 150 sqm nfa
- Road Transport Depot
- Sustainable Energy Installation
- Telecommunications
- Structures
- Training Centre
- Utility Installations
- Vehicle Sales Outlet – Small
- Vehicles
- Vehicle Sales Outlet - Large Vehicles
- Vehicle Servicing/ Maintenance Garage
- Warehousing
- Waste Disposal and Recovery Facility (Excluding High Impact)
- Wholesale



PLANNING HISTORY

10-year planning permission granted in 2006 for a mixed-use industrial, warehouse, and office park development. Permission was extended for five years in 2017 and finally lapsed in 2022.

- **Total Gross Floor Area:** 76,115 sq m (819,295 sq ft)
- **Phased Development:** 27 buildings including offices, light industrial, warehouse & commercial units.
- **Parking:** 2,402 spaces

FURTHER INFORMATION

DATA ROOM:

For access to the data room, please contact the Joint Selling Agents, Savills & CBRE.

METHOD OF SALE:

The subject site is being offered for sale by Private Treaty.

TITLE:

It is understood that the property is held freehold.

SERVICES:

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

Savills, CBRE and their clients give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills or CBRE has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

SELLING AGENTS:

savills

PSRA no. 002233

PAUL NALTY
+353 1 618 1410
paul.nalty@savills.ie

ANDREW GERAGHTY
+353 1 618 1373
andrew.geraghty@savills.ie

CBRE

PSRA no. 001528

GARRETT MCCLEAN
+353 87 268 9154
garrett.mcclean@cbre.com

LAUREN REILLY
+353 87 485 2585
lauren.reilly@cbre.com