



LIFFEY BUSINESS CAMPUS

LEIXLIP, CO. KILDARE



WHERE INFRASTRUCTURE MEETS BUSINESS

FOREWORD

Liffey Business Campus is the only scheme in the Greater Dublin area with access and egress from a motorway interchange. It is held under single ownership and is managed to an extremely high standard with staff amenities on site to match.

Existing occupiers include:

- HP Enterprise
- Celestica Ireland
- MGS Manufacturing
- Global Entserv

The Future

Our vision is to recreate and enhance this bustling campus as a destination for not just high-tech manufacturing and IT solutions, but also as a campus for supply chain solutions, medical / pharmaceutical end users and data centre management. With the existing infrastructure in place, namely direct motorway access; a 10MW electricity supply and fibre connectivity, - the campus is more than suited to handle the needs of current and future occupiers, large and small.

FACTS & FIGURES



TOTAL AREA

1,100,000 Sq ft



9

BUILDINGS



70 ACRES

OF DEVELOPMENT LAND



1,662

CAR PARKING SPACES



DESIGN & BUILD OPPORTUNITIES

FROM 20,000 SQ FT



AVAILABLE FLOOR PLATES

FROM 150,000 SQ FT



MANUFACTURING, WAREHOUSE & DISTRIBUTION

ACCOMMODATION



AVAILABLE POWER

10 MW



HIGH SPEC

OPEN PLAN OFFICES



FLEXIBLE

OFFICE ACCOMMODATION



First Floor - Building 7



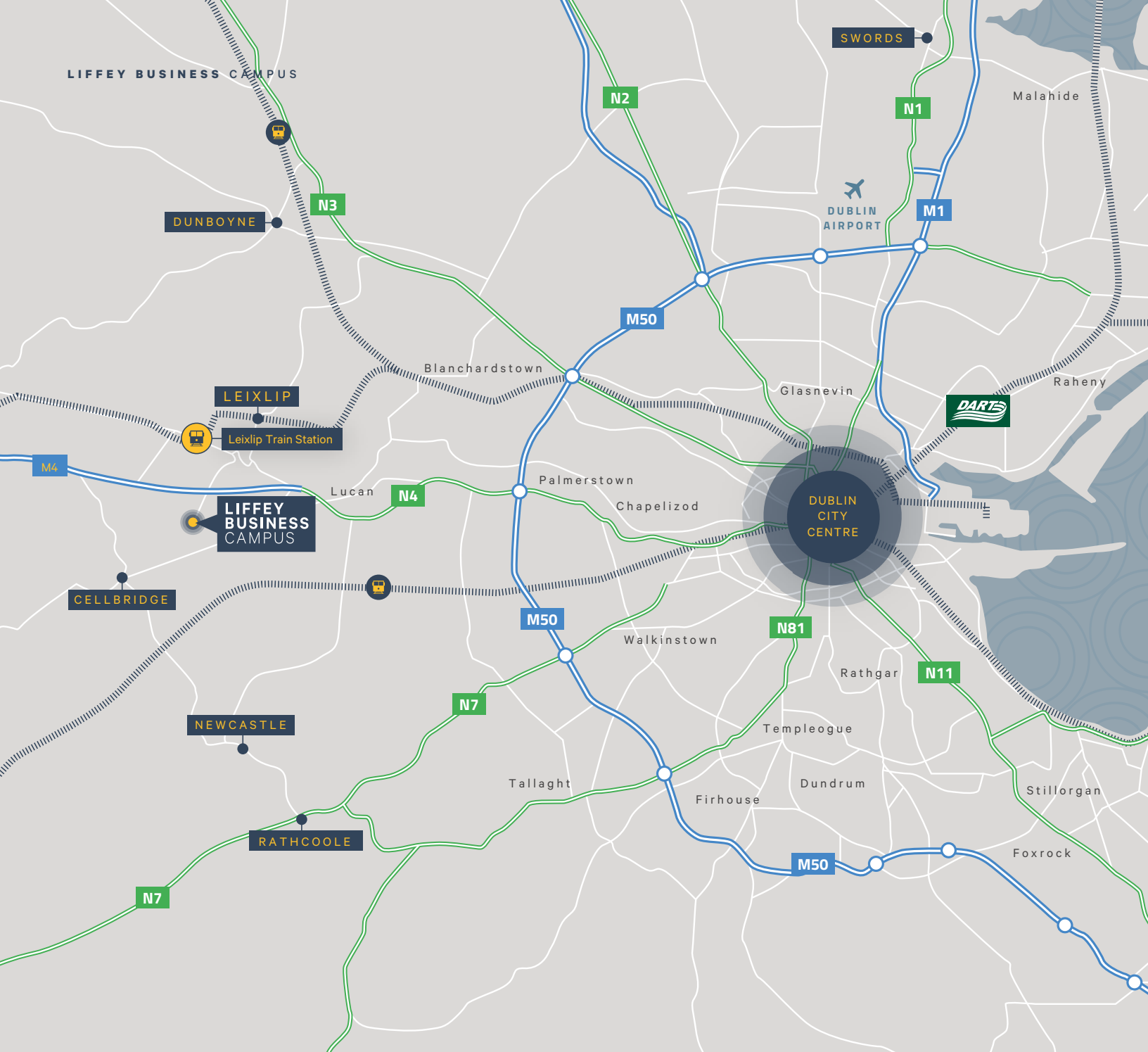
THE **LARGEST FLOORPLATES**
AVAILABLE ON THE ISLAND OF IRELAND



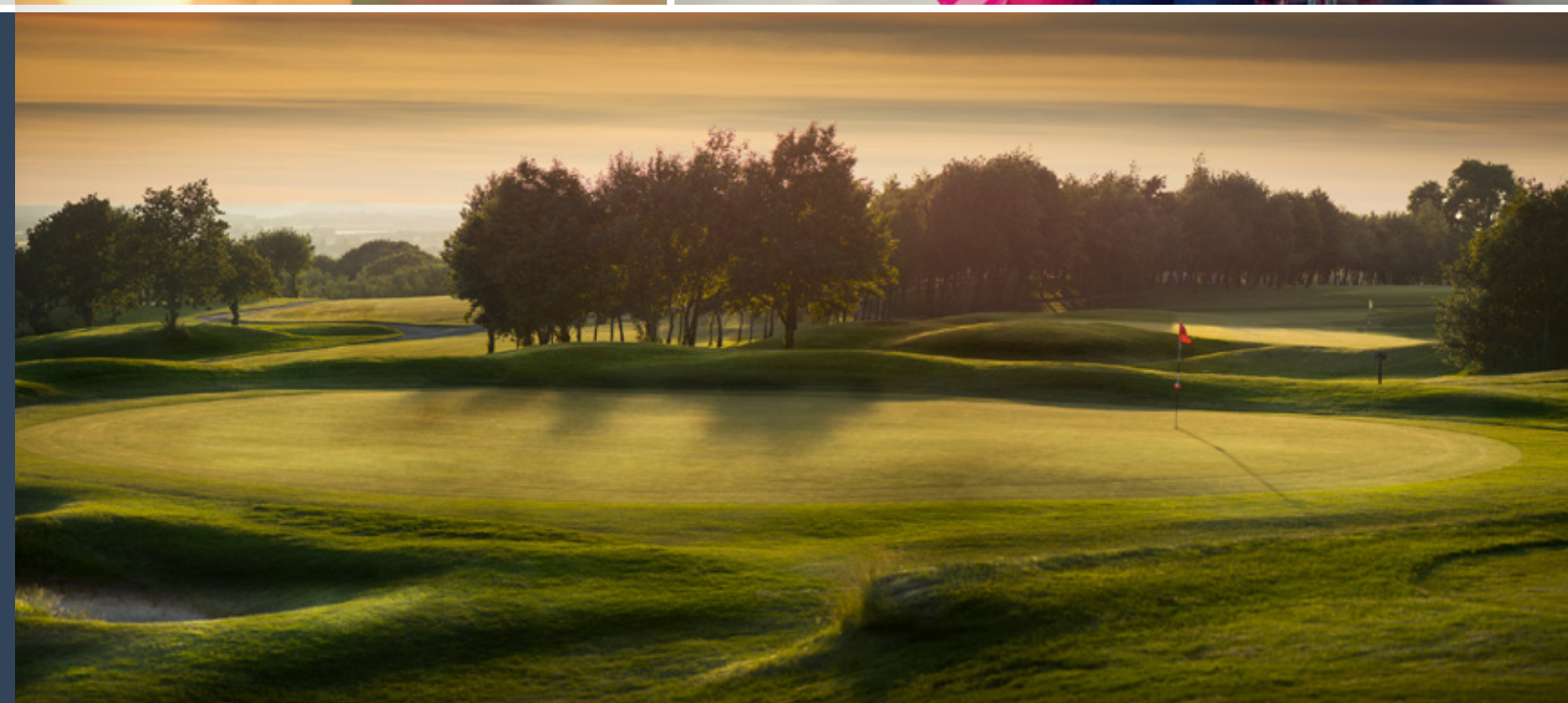
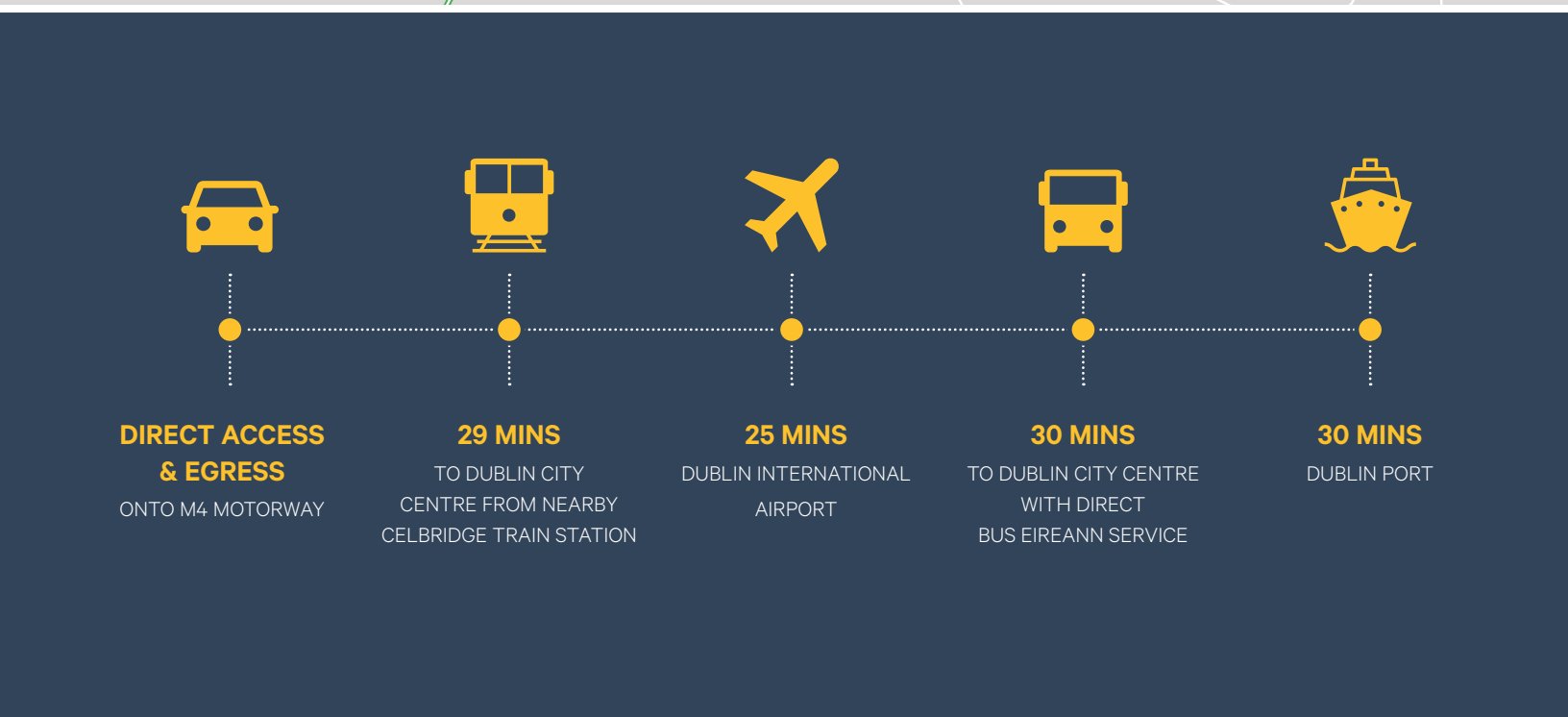


UNRIVALLED ACCESSIBILITY

Liffey Business Campus offers unrivalled accessibility. It is the only campus in the Greater Dublin Area which provides access and egress directly onto a main motorway interchange, namely Junction 6 of the M4 Motorway. Junction 6 of the M4 Motorway is within 1km of the main reception. Public transport links are excellent with the Hazelhatch/Celbridge rail station linking in with Dublin Heuston and Connolly in as little as 18 and 29 minutes, respectively. The park is also 3.0km from Louisa Bridge (Leixlip) train station. Dublin Bus also operate Route 66B which connects Merrion Square/O'Connell Bridge to the campus directly.



The area provides a host of amenities including the renowned **Carton House Golf & Spa Resort, Liffey Valley Shopping Centre** and **Leisure Facilities**.





DESCRIPTION

Liffey Business Campus is the only scheme of this standard under single ownership. This ensures the entire campus management is held to the highest of standards with monitored access controls, extensive landscaping throughout and a safe working environment. The entire campus extends to 1.1 million Sq.ft on 194.5 acres. With the majority of alternative parks constrained by a lack of power, Liffey Business Campus can offer an immediate availability of 10 MW of power as well as the presence of four Teleco providers on site.

Immediate occupation can be provided with warehouse and production space offered from 150,000 Sq.ft to 300,000 Sq.ft. There are no other floor plates of this size and specification available on the island of Ireland.

Adjoining the main warehouse area, there is high spec office accommodation contained within Buildings 7 & 8 that can be offered to prospective tenants with immediate effect. This accommodation is laid out over largely open plan floor plates with the space within Building 8 rivalling some of the highest quality office buildings in Dublin city centre.

High specification office accommodation is available throughout the campus with fast delivery of this space offered. On site staff amenities include a fully fitted restaurant, gym and banking facilities.



Building 7

Building 7 offers warehousing, manufacturing, laboratory and office accommodation over 2 floors. The entirety extends to approx. 310,000 sq ft over 2 floors as well as interstitial floors which offer plant and service handling. Vertical access is provided by way of 2 x 42-person passenger lifts.



Building 7 Office

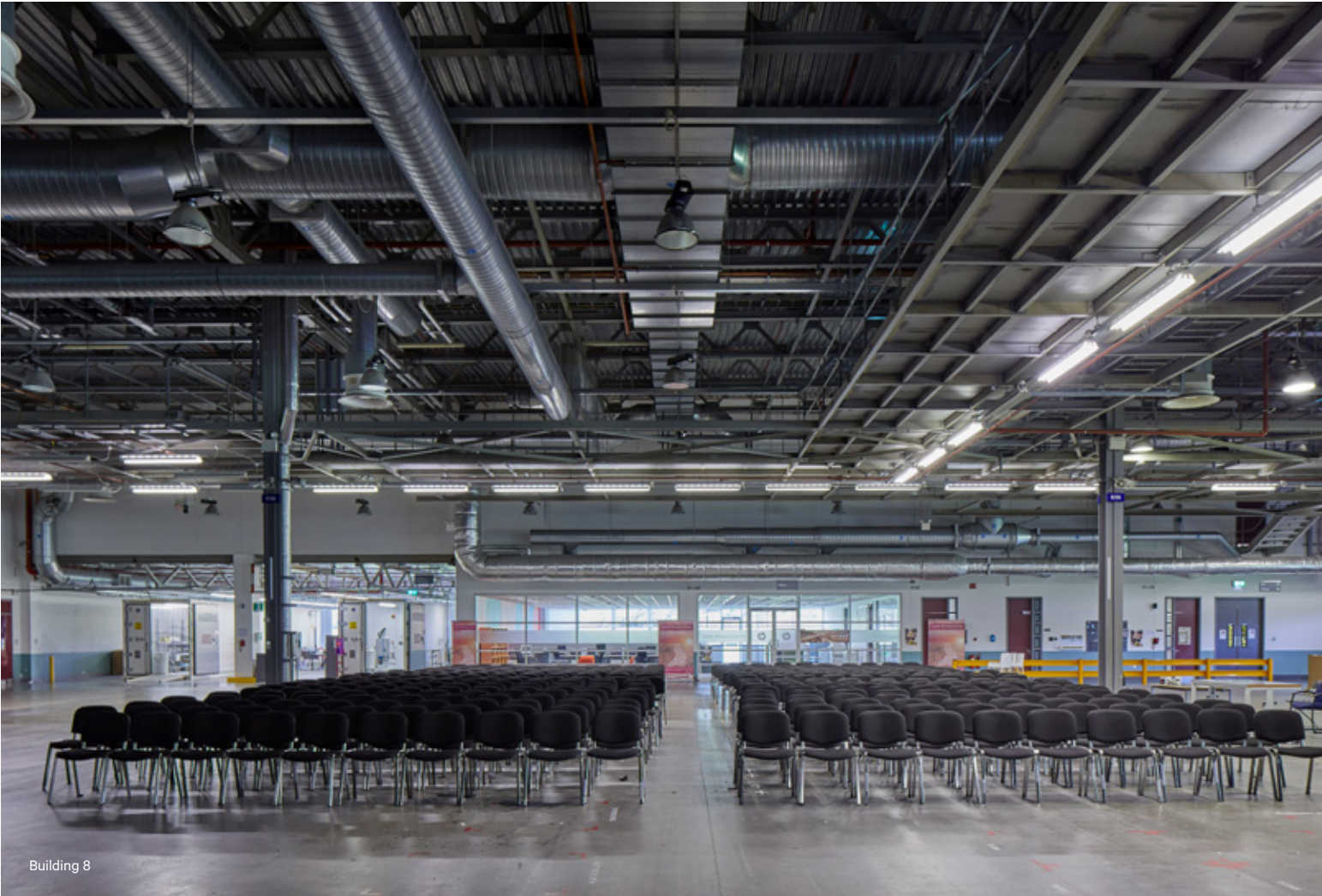


Building 8 Office



Building 8

Building 8 offers a total floor area of approx. 300,000 sq ft with a clear internal height. Loading access is excellent with 11 dock levellers and 11 loading doors. The building is of portal steel frame and clad with twin skin metal cladding. Accessibility and security is enhanced by way of CCTV, door monitoring and access controls in place throughout the facility.



Building 8



Building 8 Office



Building 8 Office



Building 6 Canteen



Building 1 Reception



Building 8 Canteen



Building 8 Tech Cafe

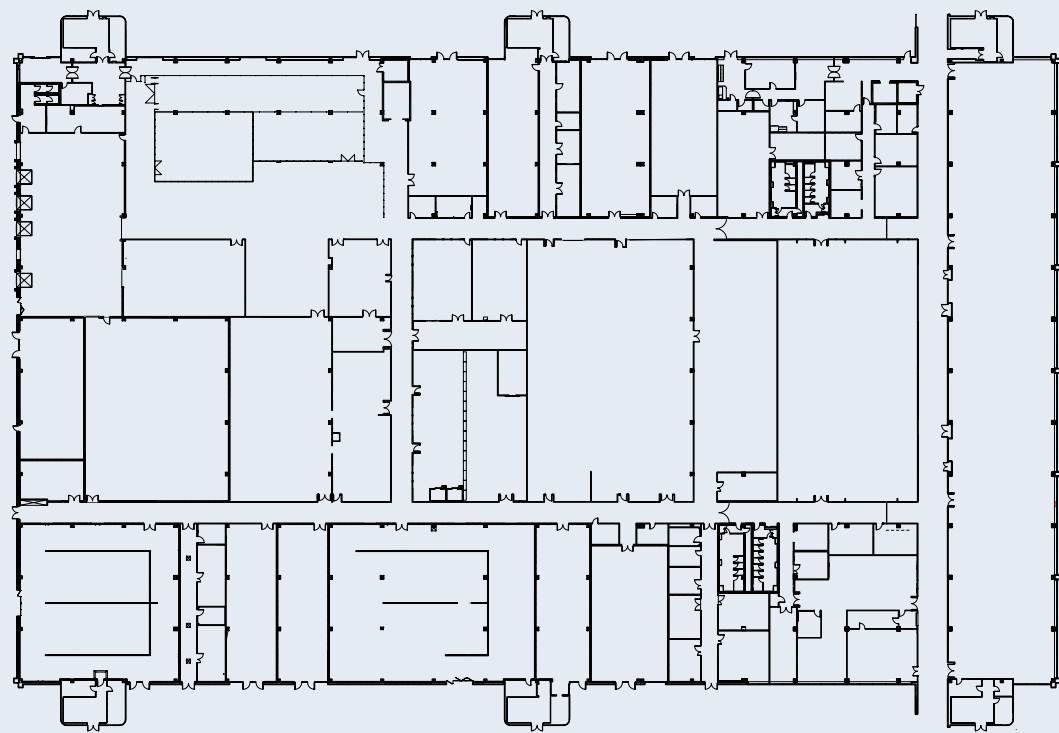


Building 8 Office



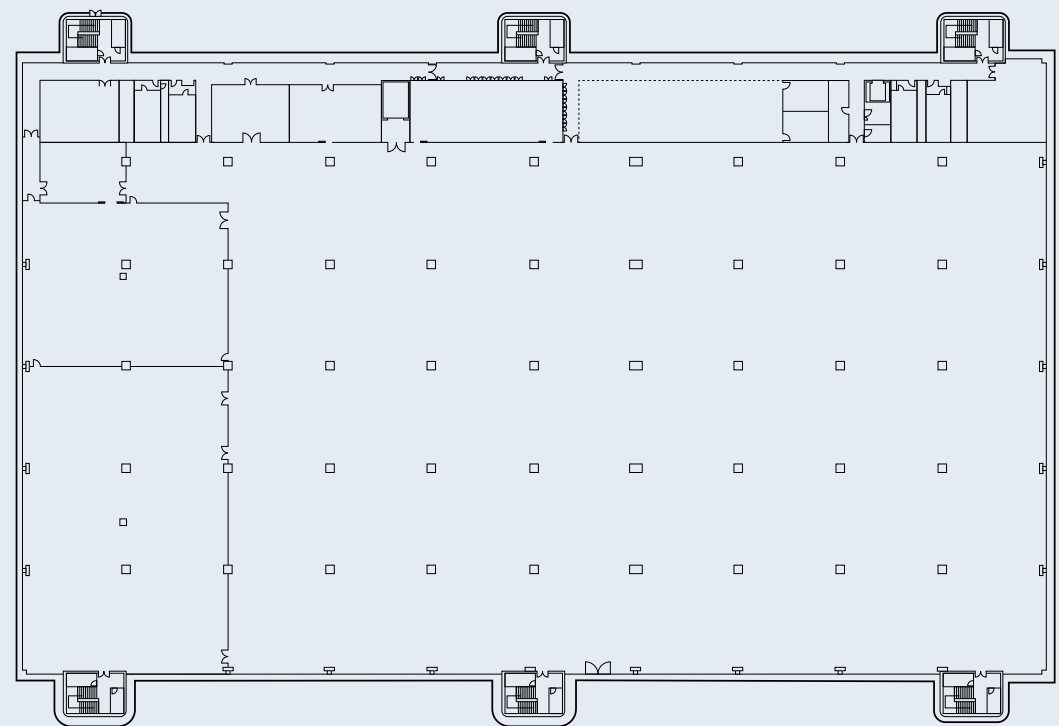
Gym

BUILDING 7



GROUND FLOOR

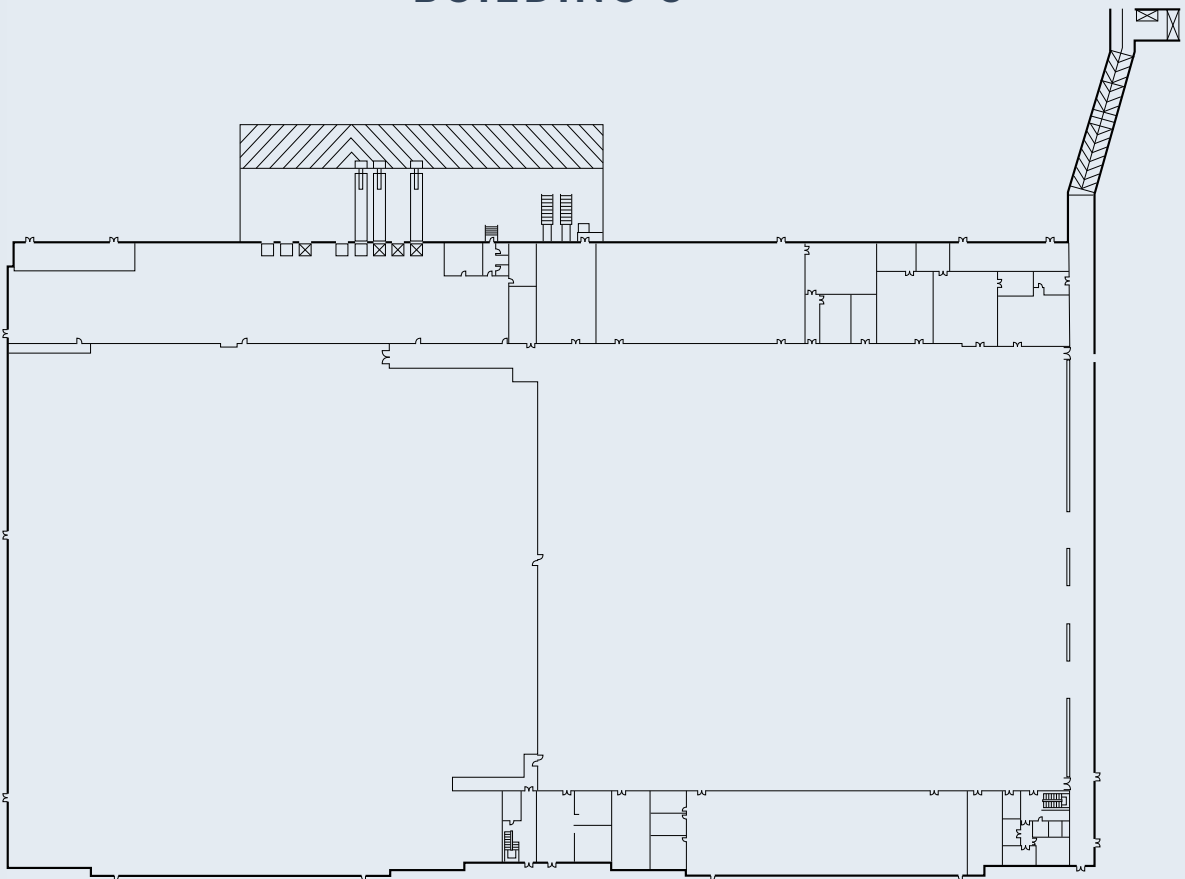
14,602 SQ M / 157,179 SQ FT



FIRST FLOOR

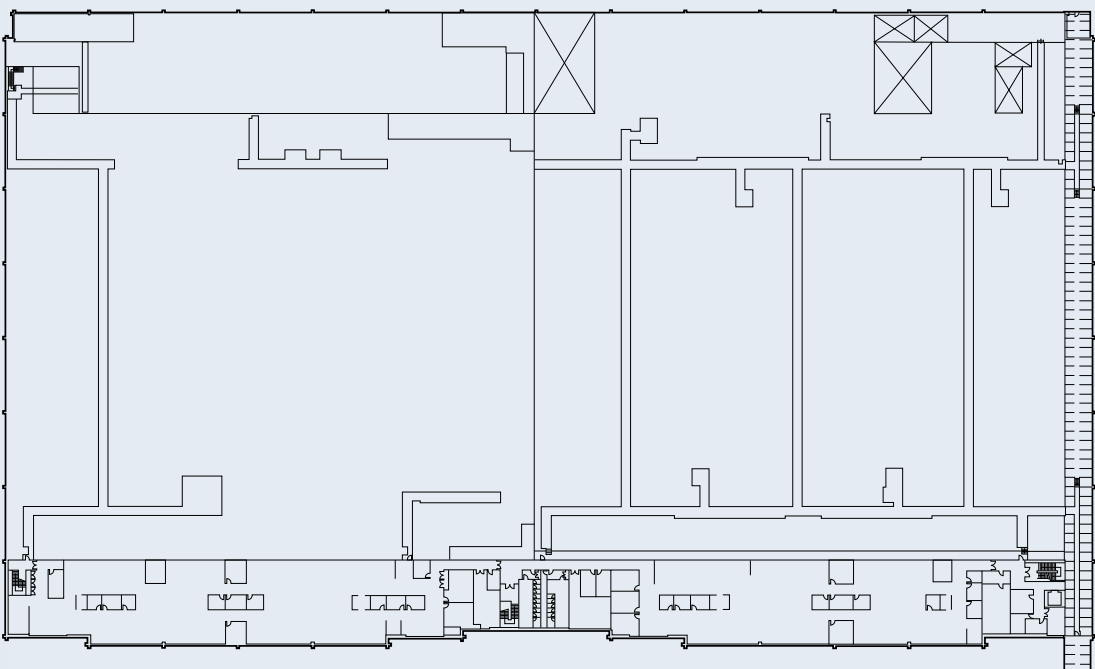
14,580 SQ M / 156,932 SQ FT

BUILDING 8



GROUND FLOOR

25,129 SQ M / 270,0482 SQ FT



FIRST FLOOR

2,816 SQ M / 30,309 SQ FT



LAND USE & ZONING

The overall business campus extends to approx. 194.5 acres, of which four separate land parcels to the north, west and southern boundaries comprising c. 70 acres are capable of further development.

Under the Leixlip Local Area Plan 2017 – 2023, the lands are zoned objective H “Industrial & Warehousing”, that is to provide for industry, manufacturing, distribution and warehousing. Uses permitted in principle include Light Industry; Offices; Warehouse – Wholesale / Store / Depot.

SERVICES & INFRASTRUCTURE

Available Power – Existing infrastructure is capable of providing 10MW of power (Oct 2018)

Gas Supply - 18.8MW gas supply to site via two energy centres (site total)

THE PROFESSIONAL TEAM

PROPERTY MANAGEMENT
Cushman & Wakefield

PROJECT ARCHITECT
RKD Architects

PLANNING CONSULTANT
Tom Phillips & Associates

ASSET & DEVELOPMENT MANAGERS
O'Flynn Group

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BLACKROCK

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IRELAND – THE HIGHLIGHTS

Ireland has one of the youngest populations in Europe with 2.858 million out of a total population of 4.857 million people aged between 20 – 64. Importantly, a further 1.325 million people are under the age of 20. Within a 20KM radius, the campus has access to an emerging pool of talent with in excess of 100,000 students in Third Level education.

