

TO LET

**Block R, Aerodrome Business Park, Rathcoole,
Co. Dublin**



A prime Grade A logistics facility extending to approximately 22,290 sq. m (239,927 sq. ft) upon completion

Property Highlights

- The subject property will comprise of a detached industrial facility of approx. 22,290 sq. m (239,927 sq. ft).
- Situated on a site of approximately 5.67 hectares (14.01 acres).
- Headquarter building providing Grade A logistics and offices facilities.
- Loading access via 30 no. dock levellers and 4 no. loading doors.
- Located within 850m of the Naas Road (N7) providing excellent accessibility to all main arterial routes.
- Available for occupation in Q3 2023.

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PSRA No.: 00222

Location

The subject development will be located at Aerodrome Business Park, approximately 850m north of the Naas Road (N7). The property will benefit from dual access directly off the Jordanstown Road and the R120. Block R is situated to the rear of Aerodrome Business Park.

Junction 9 (M50/N7) is approximately 9 km away, thus providing ease of access to all main arterial routes in and out of Dublin. Dublin Airport and Dublin Port Tunnel are approximately 31 km and 28 km, respectively. Dublin City Centre located 18.5 km east of the property.

Immediate occupiers in the area include Amazon, Fannin Healthcare, Europa Foods Ltd, Finning, Univar Ireland Ltd, Primeline Logistics, Vow Wholesale and Zeus Packaging.

Destination	Distance (km)
Dublin International Airport	31.0
Port Tunnel	28.0
Dublin City Centre	18.5
Junction 9 (M50 / N7 – Naas Road)	9.0

Description

Warehouse Specification

- The development will comprise of a detached Grade A logistics facility with warehouse, ancillary office and staff facilities.
- The building will have a gross floor area of 22,290 sq m (239,927 sq ft) which includes a warehouse area of 20,331 sq m and ancillary office accommodation of 1,959 sq m, which includes staff facilities.
- Located on a site of approximately 14.01 acres (5.67 ha).
- The property comprises of steel portal frame construction with a twin skin metal deck roof (incorporating translucent panels) over.
- Clear internal height of approximately 12.7m.
- Loading access via 30 no. dock levellers and 4 no. loading doors to the northern and western elevations of the property.
- The external façade is of Kingspan architectural metal cladding throughout.
- There will be 210 car parking spaces and separate HGV access.





Office Specification

- There will be three story office accommodation and staff facilities located on the southern elevation of the property extending to approximately 13,024 sq ft.
- The offices will be finished to a third-generation specification to include a mix of open plan and cellular office accommodation, board rooms/meeting rooms, canteen area, tea station, comms room, WC and staff shower facilities, a large open plan reception area and 1 passenger lift.
- General specification will include, plastered and painted walls, suspended ceilings with LED lighting, air conditioning, tiled and carpeted flooring.
- There is also a separate office/driver's office and bathroom facilities located in the warehouse area for warehouse staff situated over ground and first floor.

Car Parking

- There will be 210 ancillary car parking spaces including within the development and ample bicycle parking.

Accommodation Schedule

The accommodation floor areas (GEA) are as follows:

Accommodation	Sq. m	Sq. ft
Warehouse	20,331	218,841
2 Storey Office Accommodation & Staff Facilities	1,959	21,086
Total Area	22,290	239,927

Site

- The property occupies an irregular shaped site extending to approximately 5.67 hectares (14.01 acres).
- Given a site coverage of 40%, the building provides excellent loading/unloading facilities and turning circles.
- The low site coverage provides scope to extend the warehousing (subject to planning permission).

Practical Completion

- Practical completion is expected in Q3 2023.





Zoning

Under the South Dublin County Council Development Plan 2016 – 2022, the property is zoned C2.1 – Industrial, Enterprise, Employment.

Services

We have assumed that all services, including electrical, water and drainage are available to the property.

Service Charge & Insurance

- 2021 service charge is approx. €TBC per annum.
- 2021 insurance is €TBC per annum.

BER

BER Rating:- TBC
BER Number:- TBC
Energy Performance Indicator:- TBC kWh/m2/yr

Quoting Price

Price on application.

Viewings

View strictly by appointment with joint agents Cushman & Wakefield and JLL.

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