



VANTAGE

BUSINESS PARK

Development by

NEWPARK |  **BainCapital**

vantagebusinesspark.ie



Ireland's Most Accessible Business Park.

A strategically located development in a high profile position fronting the M2, just off Dublin's M50 motorway (Junction 5). Phase 2, comprises three detached buildings with full planning permission on very generous site areas.

The final unit (Unit 6) is subject to planning permission.

New Grade A Facilities

68,000 - 121,000 Sq. Ft.

Extra Large Service Yards



Sustainability is at the forefront of the design, construction and occupation of each individual unit.

Standards have been set high with a target of LEED Gold for the overall development.



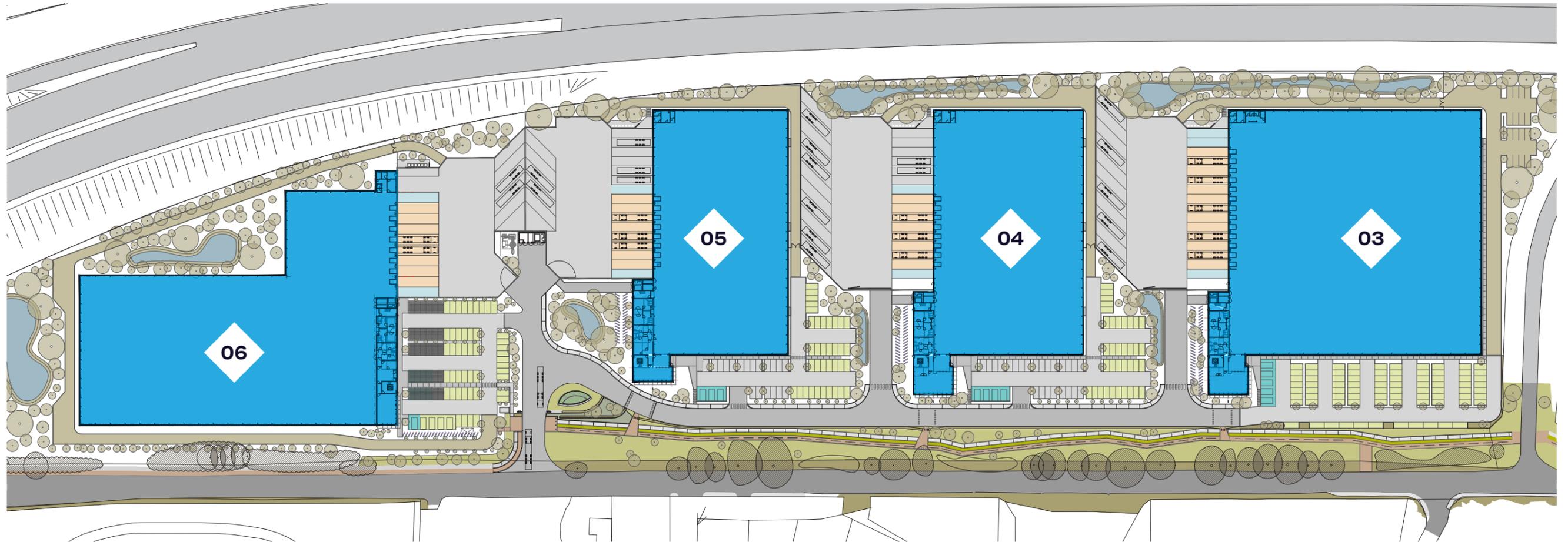
Composite day-lite cladding system to reduce lighting and energy costs

Over 3,000 trees planted throughout the development

Green roof proposed for the office area to each building

A Unique Business Opportunity at a Landmark Location.

The scheme will be developed on a speculative basis to meet the growing needs of an evolving logistics and warehousing industry. Occupiers requirements are the driving force of the high standards set out and planned for within the built environment.



**Unit Six
Vantage Business Park**

**Unit Five
Vantage Business Park**

**Unit Four
Vantage Business Park**

**Unit Three
Vantage Business Park**

Total 10,031 m² | 107,982 ft²

Total 6,370 m² | 68,567 ft²

Total 7,056 m² | 75,950 ft²

Total 11,256 m² | 121,159 ft²



Unit Three - Vantage Business Park

Our Largest Building at Vantage

Prominent location within the business park with substantial racking capacity for logistics companies.

Hall	10,300 m ² 110,869 ft ²
Ancillary	956 m ² 10,290 ft ²
HGV Parking	11
Car Parking	94
Bike Parking	63

All areas are gross external areas.
All areas are preliminary and subject to change through detailed design development.



14m Clear Internal Height



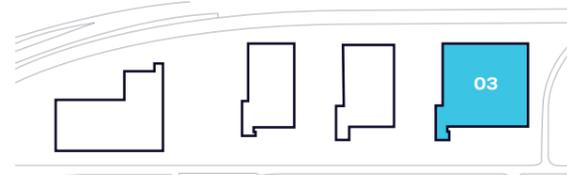
50m+ Yard Depth



Generous Trailer Parking



13 Dock Levellers



Unit Four - Vantage Business Park

Unrivalled Motorway Profile

Prominent vantage point and direct access onto the M2 motorway with rapid access for logistics companies to the Greater Dublin Area.

Hall	6,100 m ² 65,660 ft ²
Ancillary	956 m ² 10,290 ft ²
HGV Parking	7
Car Parking	59
Bike Parking	42

All areas are gross external areas.
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14m Clear Internal Height



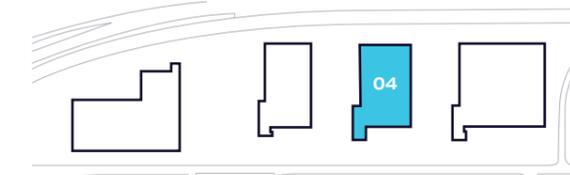
50m+ Yard Depth



Generous Trailer Parking



8 Dock Levellers





Unit Five - Vantage Business Park

Grade A Office Accommodation

Offices with green roof in line with LEED requirements and generous staff welfare facilities.

Hall 5,500 m²
59,202 ft²

Ancillary 870 m²
9,365 ft²

HGV Parking 6
Car Parking 53
Bike Parking 38

All areas are gross external areas.

All areas are preliminary and subject to change through detailed design development.



14m Clear Internal Height



50m+ Yard Depth



Generous Trailer Parking



8 Dock Levellers

Unit Six - Vantage Business Park

Sustainable Business Park

All buildings will be constructed and delivered in line with LEED Gold requirements for sustainability.

Hall 9,054 m²
97,457 ft²

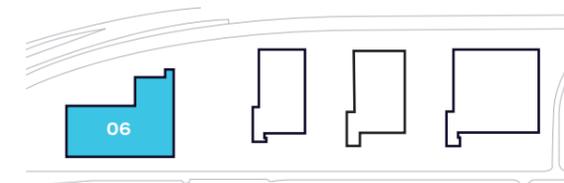
Ancillary 977 m²
10,525 ft²

HGV Parking 10
Car Parking 84
Bike Parking 57

All areas are gross external areas.

All areas are preliminary and subject to change through detailed design development.

Subject to full planning permission.



14m Clear Internal Height



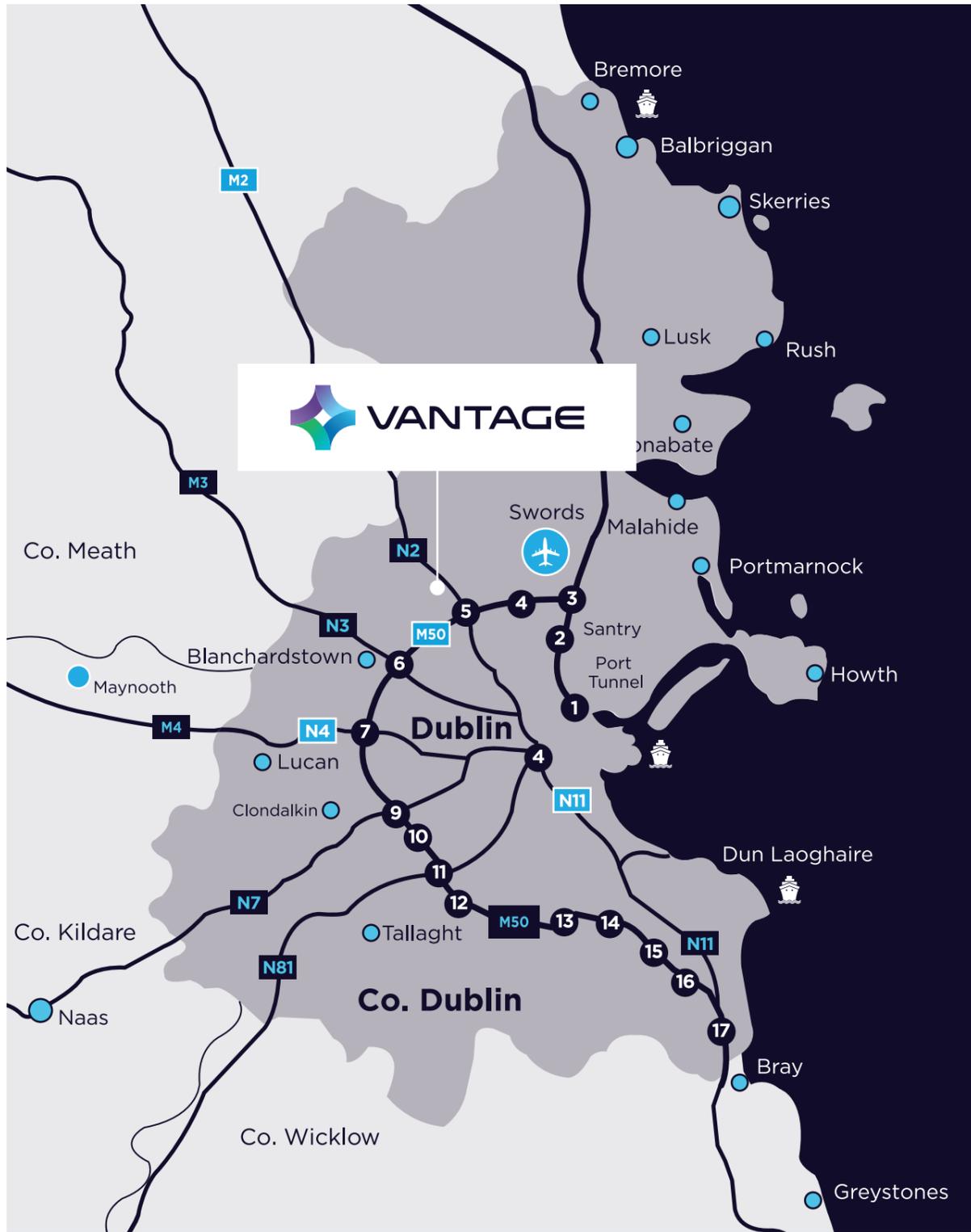
50m+ Yard Depth



Generous Trailer Parking



8 Dock Levellers



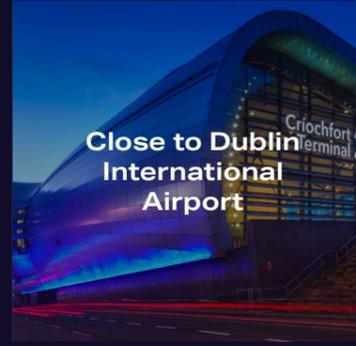
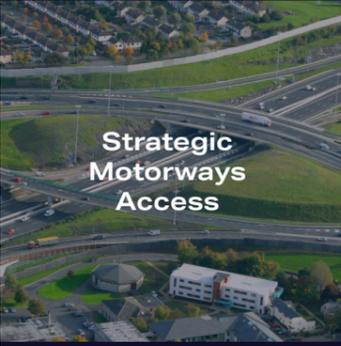
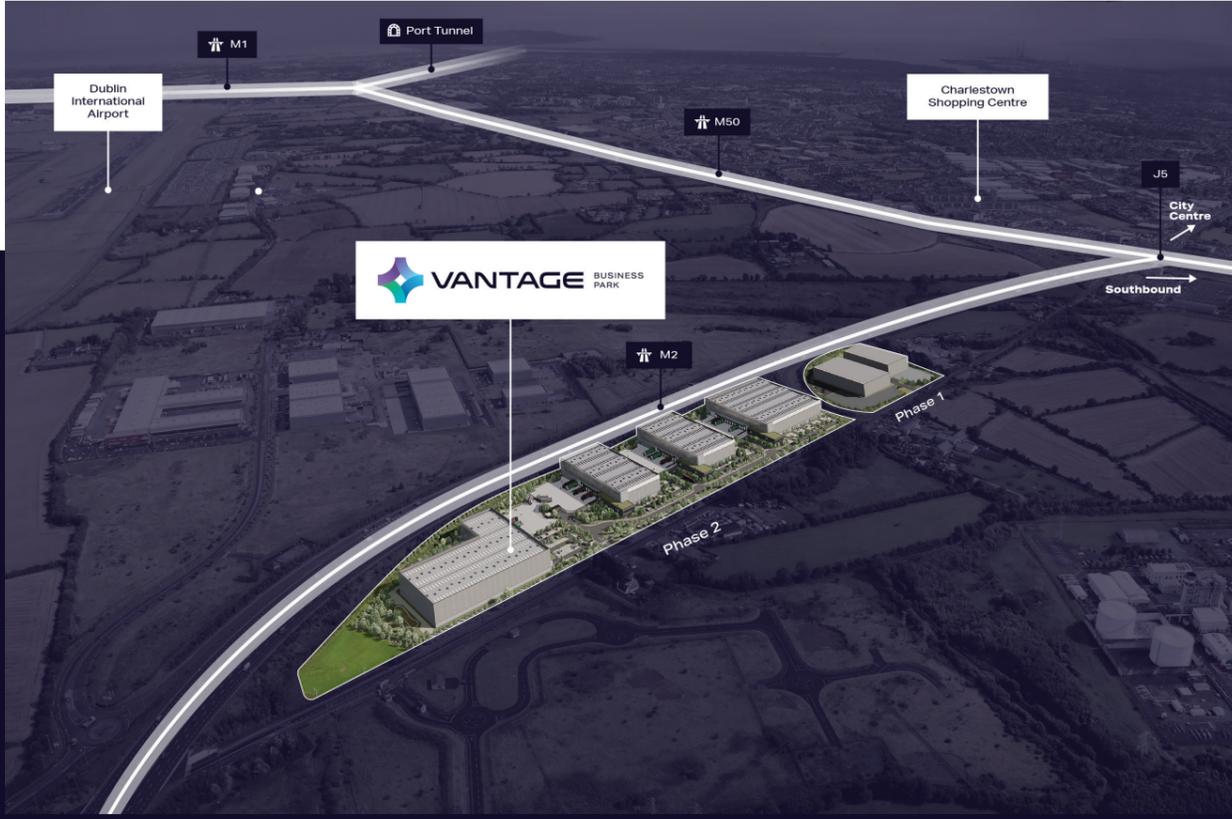
Close to Dublin International Airport

M50 Motorway Access

Close to Dublin Port Tunnel

Ireland's Most Accessible Business Park.

- Dublin City Centre
24 mins
- Dublin Airport
9 mins
- Dublin Port Tunnel
11 mins
- M50 Junction 5
2 mins
- M50 Junction 9
11 mins



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