



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 four recently completed detached buildings with very generous site areas.

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.

Ireland's first multi-unit mass timber frame industrial & logistics development.



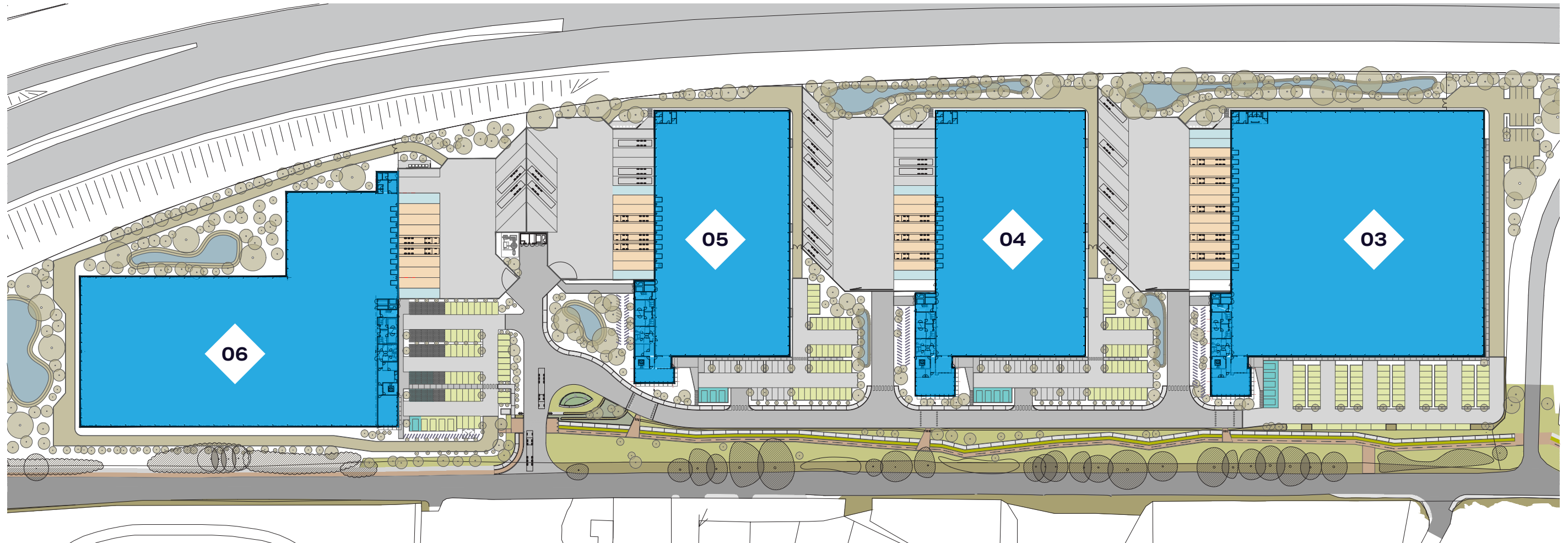
Day-lite polycarbonate cladding to increase natural light and reduce energy costs.

Extensive planting throughout to enhance local bio-diversity.

Targeted LEED Gold & NZEB Certification for overall development.

A Unique Business Opportunity at a Landmark Location.

The scheme has been 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.



06



Unit Six
Vantage Business Park

Total 10,069 m² | 108,383 ft²

05



Unit Five
Vantage Business Park

Total 6,390 m² | 68,782 ft²

04



Unit Four
Vantage Business Park

Total 7,070 m² | 76,101 ft²

03



Unit Three
Vantage Business Park

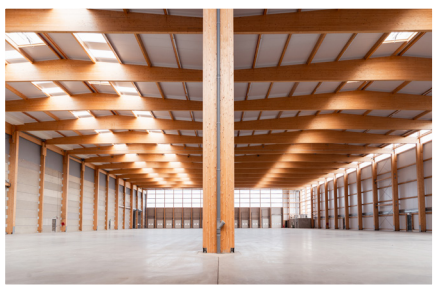
Total 11,273 m² | 121,343 ft²



03



04



Unit Three - Vantage Business Park

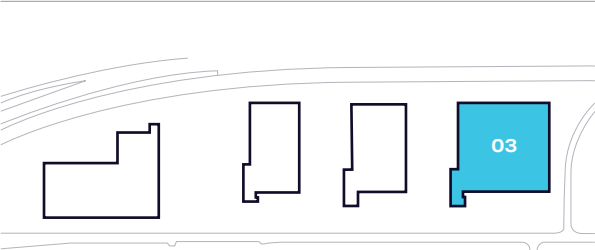
Our Largest Building at Vantage

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

Hall	10,307 m ² 110,945 ft ²
Ancillary	966 m ² 10,398 ft ²
HGV Parking	11
Car Parking	102
Bike Parking	60

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

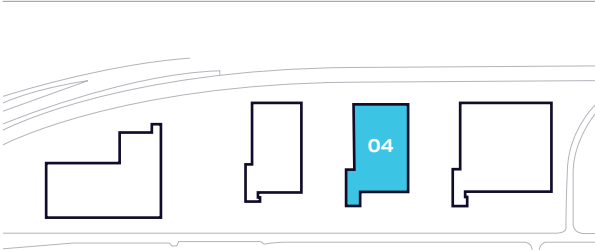
Unrivalled Motorway Profile

Excellent vantage point and direct access onto the M2 motorway with rapid access to the M50 and the Greater Dublin Area.

Hall	6,104 m ² 65,703 ft ²
Ancillary	966 m ² 10,398 ft ²
HGV Parking	15
Car Parking	63
Bike Parking	40

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14m Clear Internal Height



50m+ Yard Depth



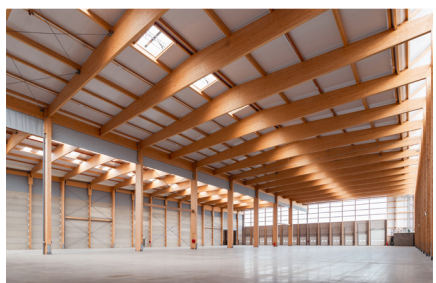
Generous Trailer Parking



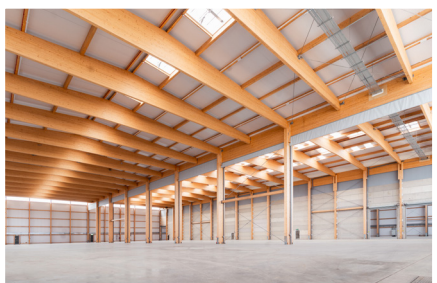
8 Dock Levellers



05



06



Unit Five - Vantage Business Park

Grade A Office Accommodation

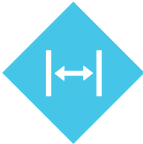
Naturally ventilated offices and generous staff welfare facilities. Office accommodation orientated towards landscaping.

Hall	5,502 m ² 59,224 ft ²
Ancillary	888 m ² 9,558 ft ²
HGV Parking	7
Car Parking	57
Bike Parking	34

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14m Clear Internal Height



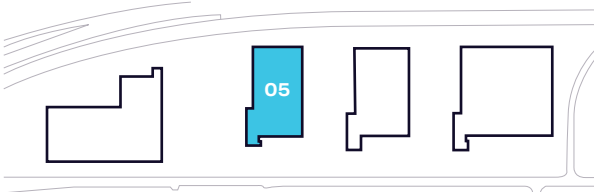
50m+ Yard Depth



Generous Trailer Parking



8 Dock Levellers



Unit Six - Vantage Business Park

Sustainable Business Park

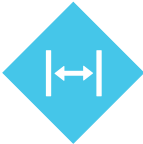
Sustainable features include rainwater harvesting system, low energy lighting, water metering, EV Charging.

Hall	9,097 m ² 97,920 ft ²
Ancillary	972 m ² 10,463 ft ²
HGV Parking	6
Car Parking	82
Bike Parking	58

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14m Clear Internal Height



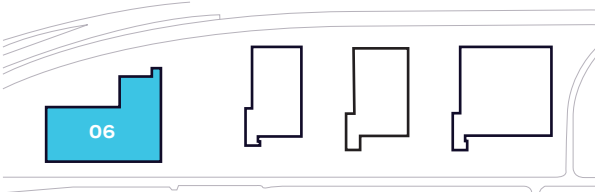
50m+ Yard Depth

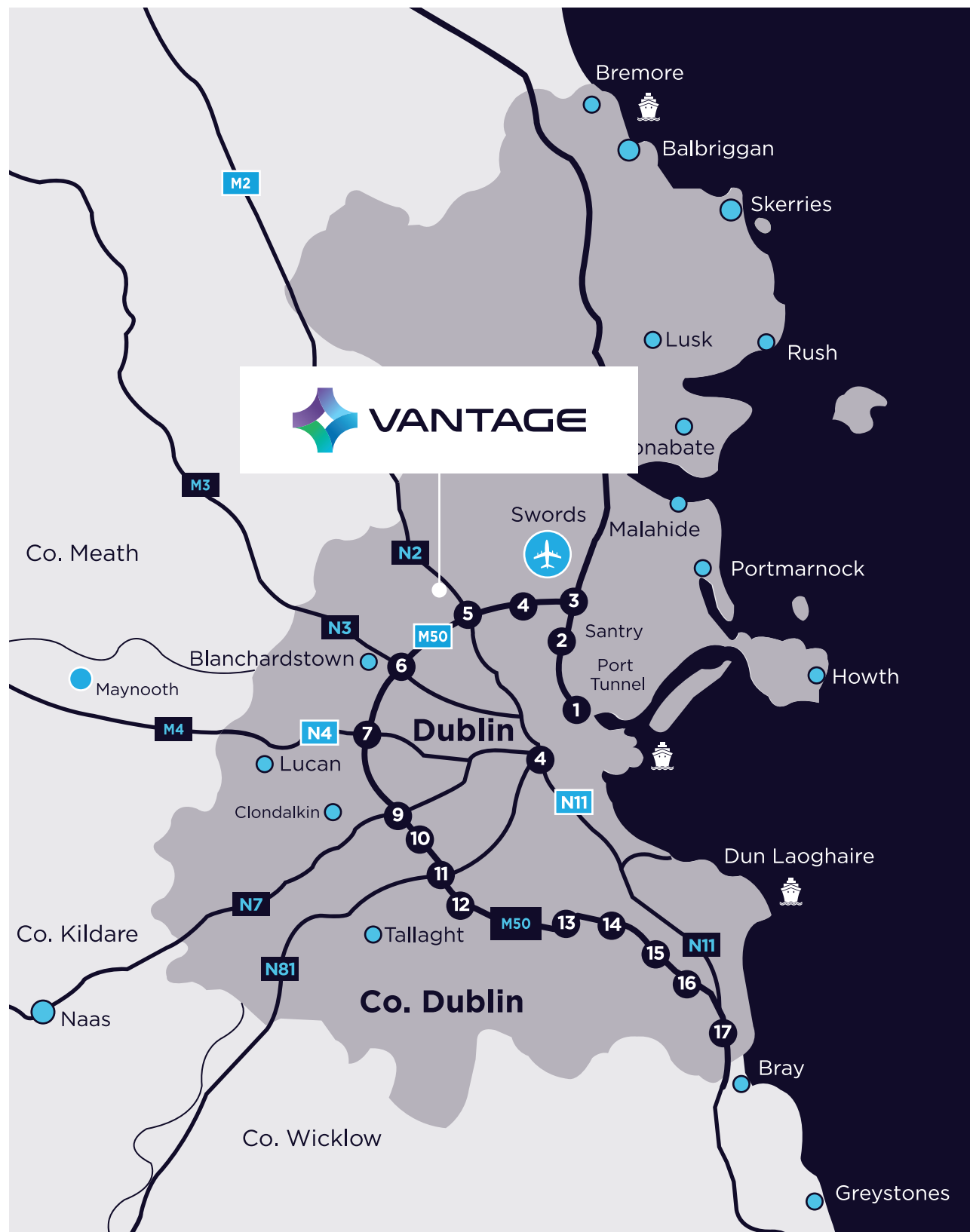


Generous Trailer Parking



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



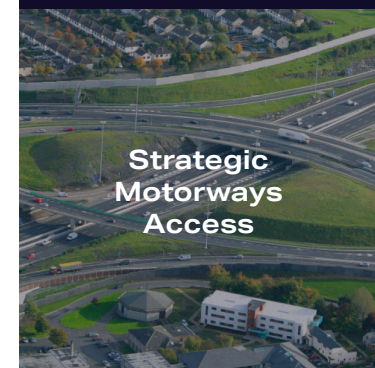
Dublin Port Tunnel
11 mins



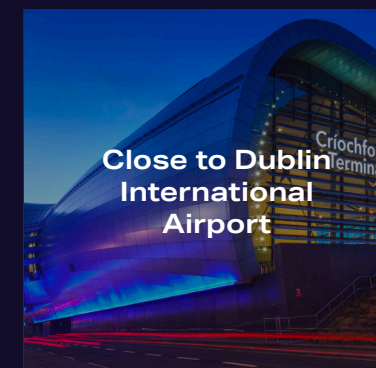
M50 Junction 5
2 mins



M50 Junction 9
11 mins



Strategic
Motorways
Access



Close to Dublin
International
Airport



Convenient
to Dublin Port
Tunnel



Industrial /
Warehouse &
Office Facilities

vantagebusinesspark.ie

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