



# VANTAGE

BUSINESS PARK

Development by

**NEWPARK** |  **BainCapital**

[vantagebusinesspark.ie](http://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 detached buildings with full planning permission on 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.

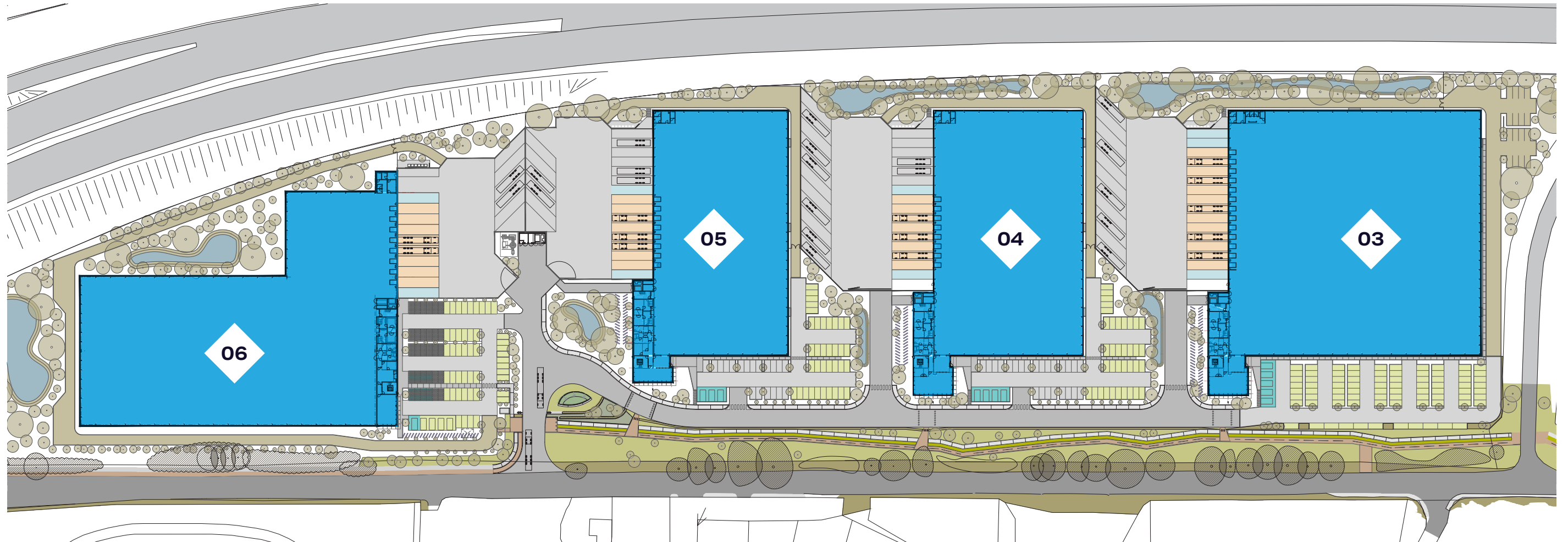
Extensive planting throughout to enhance local bio-diversity.

Targeted LEED Gold & NZEB Certification for overall development.



## A Unique Business Opportunity at a Landmark Location.

The scheme 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.



06



**Unit Six  
Vantage Business Park**

Total 10,069 m<sup>2</sup> | 108,383 ft<sup>2</sup>

05



**Unit Five  
Vantage Business Park**

Total 6,390 m<sup>2</sup> | 68,782 ft<sup>2</sup>

04



**Unit Four  
Vantage Business Park**

Total 7,070 m<sup>2</sup> | 76,101 ft<sup>2</sup>

03



**Unit Three  
Vantage Business Park**

Total 11,273 m<sup>2</sup> | 121,343 ft<sup>2</sup>





Unit Three - Vantage Business Park

## Our Largest Building at Vantage

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

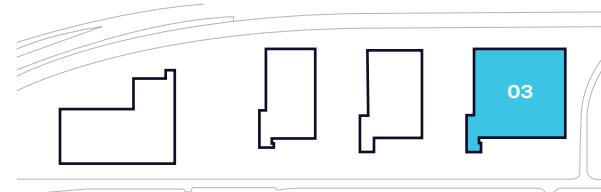
Hall	10,307 m <sup>2</sup> 110,945 ft <sup>2</sup>
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Ancillary	966 m <sup>2</sup> 10,398 ft <sup>2</sup>
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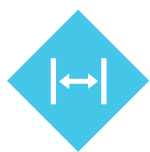
HGV Parking	11
Car Parking	102
Bike Parking	60

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.

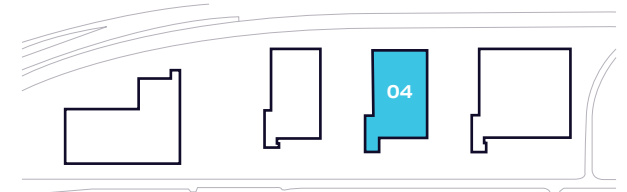
Hall	6,104 m <sup>2</sup> 65,703 ft <sup>2</sup>
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Ancillary	966 m <sup>2</sup> 10,398 ft <sup>2</sup>
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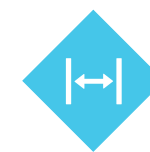
HGV Parking	15
Car Parking	63
Bike Parking	40

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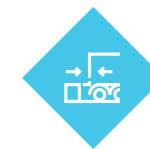
14m Clear  
Internal Height



50m+ Yard  
Depth



Generous  
Trailer Parking



8 Dock  
Levellers





05

### 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 <sup>2</sup> 59,224 ft <sup>2</sup>
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Ancillary	888 m <sup>2</sup> 9,558 ft <sup>2</sup>
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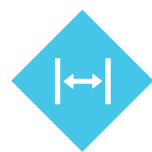
HGV Parking	7
Car Parking	57
Bike Parking	34

All areas are gross external areas.

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14m Clear  
Internal Height



50m+ Yard  
Depth



Generous  
Trailer Parking



8 Dock  
Levellers



06

### 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 <sup>2</sup> 97,920 ft <sup>2</sup>
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Ancillary	972 m <sup>2</sup> 10,463 ft <sup>2</sup>
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HGV Parking	6
Car Parking	82
Bike Parking	58

All areas are gross external areas.

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14m Clear  
Internal Height



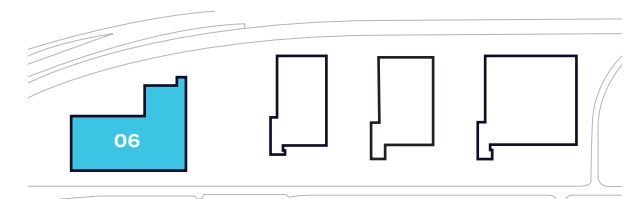
50m+ Yard  
Depth



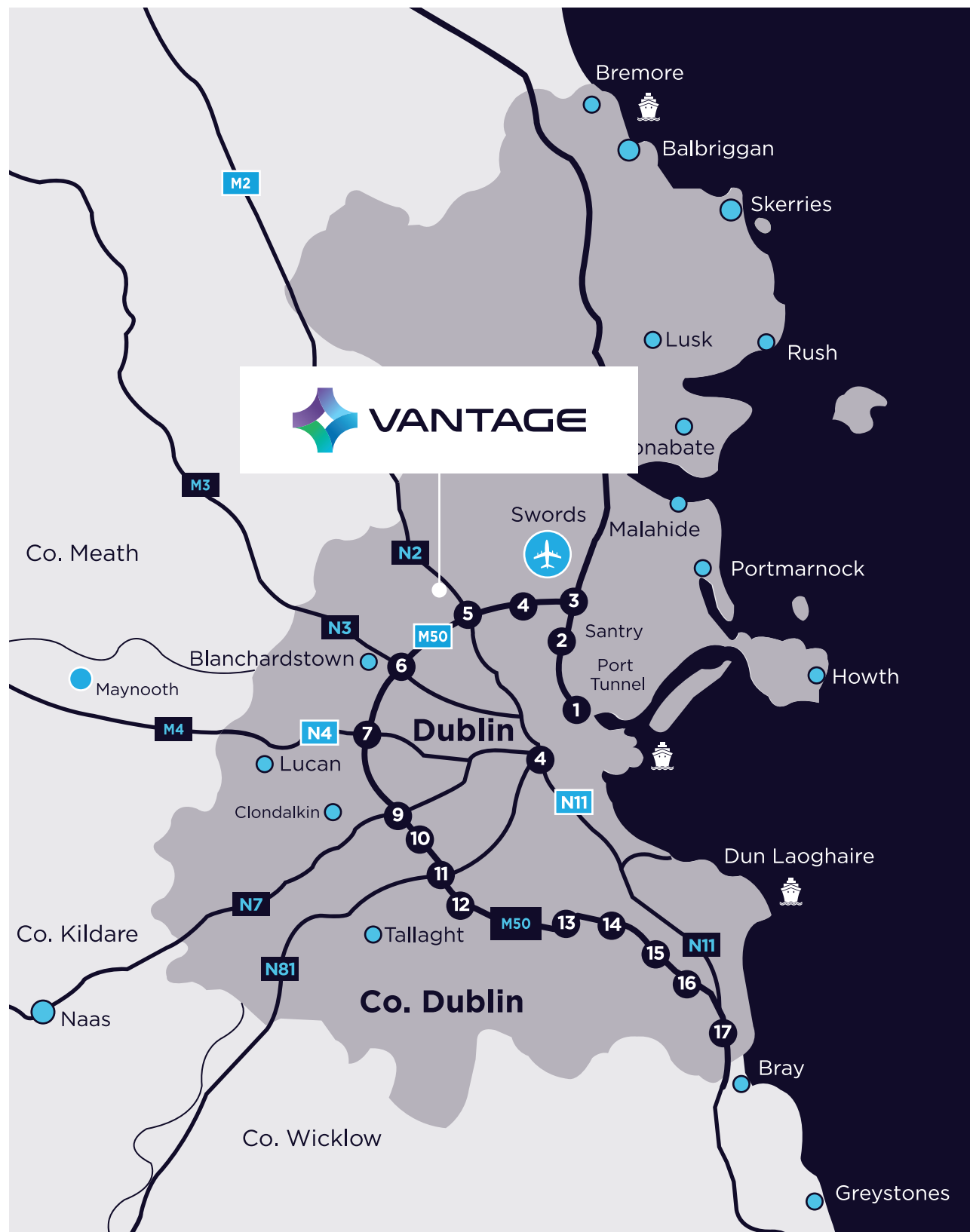
Generous  
Trailer Parking



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



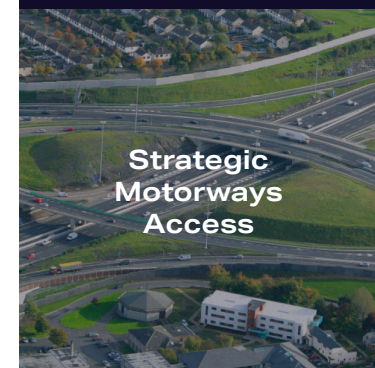
Dublin Port Tunnel  
11 mins



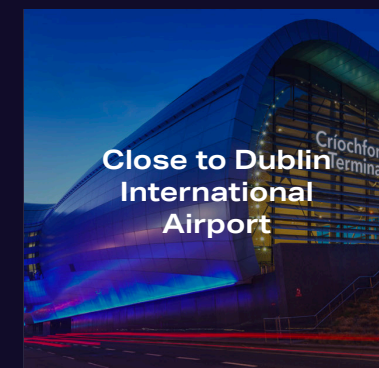
M50 Junction 5  
2 mins



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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