



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 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.

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



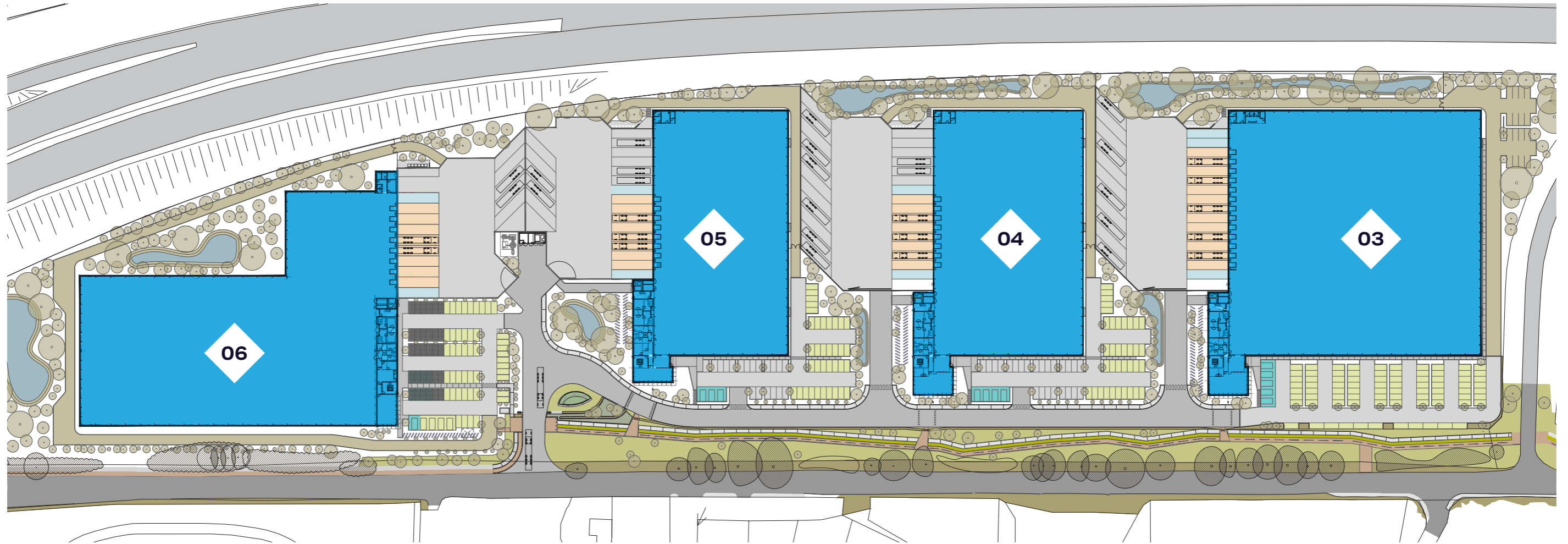
Composite day-lite cladding system to reduce lighting and energy costs

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**

Total 10,031 m² | 107,982 ft²



**Unit Five
Vantage Business Park**

Total 6,370 m² | 68,567 ft²



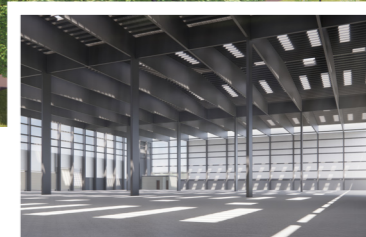
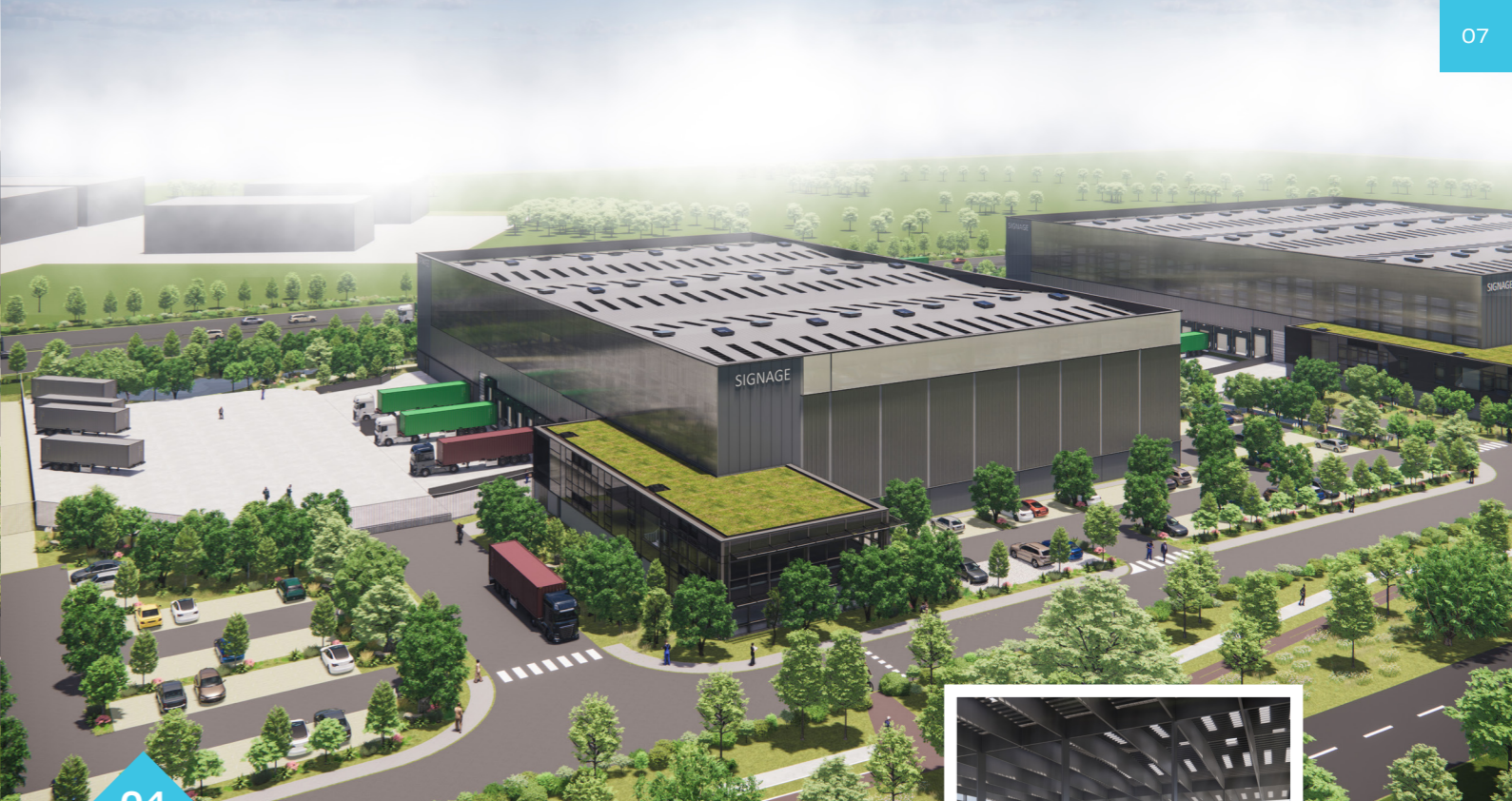
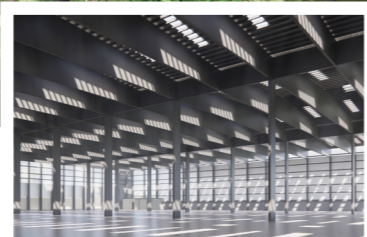
**Unit Four
Vantage Business Park**

Total 7,056 m² | 75,950 ft²



**Unit Three
Vantage Business Park**

Total 11,256 m² | 121,159 ft²



Unit Three - Vantage Business Park

Our Largest Building at Vantage

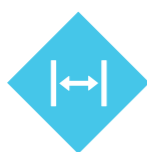
Prominent location within the business park with substantial racking capacity for logistics companies.

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



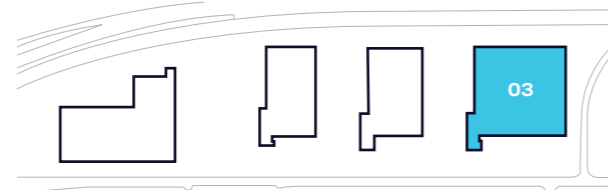
50m+ Yard Depth



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



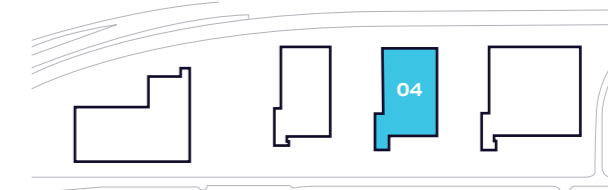
50m+ Yard Depth



Generous Trailer Parking



8 Dock Levellers





05



06

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 m ² 59,202 ft ²
Ancillary	870 m ² 9,365 ft ²
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



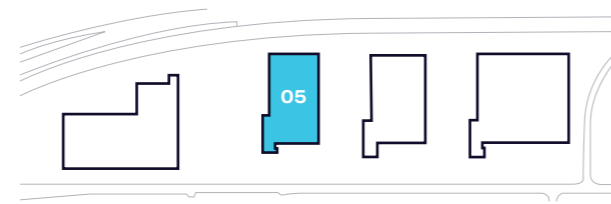
50m+ Yard Depth



Generous Trailer Parking



8 Dock Levellers



Unit Six - Vantage Business Park

Sustainable Business Park

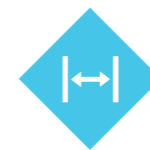
All buildings will be constructed and delivered in line with LEED Gold requirements for sustainability.

Hall	9,054 m ² 97,457 ft ²
Ancillary	977 m ² 10,525 ft ²
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



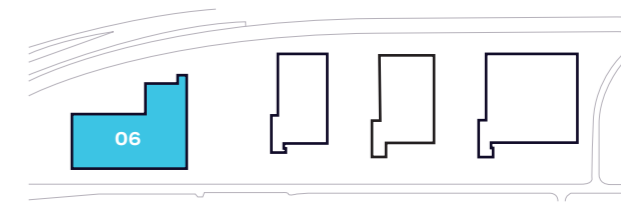
50m+ Yard Depth

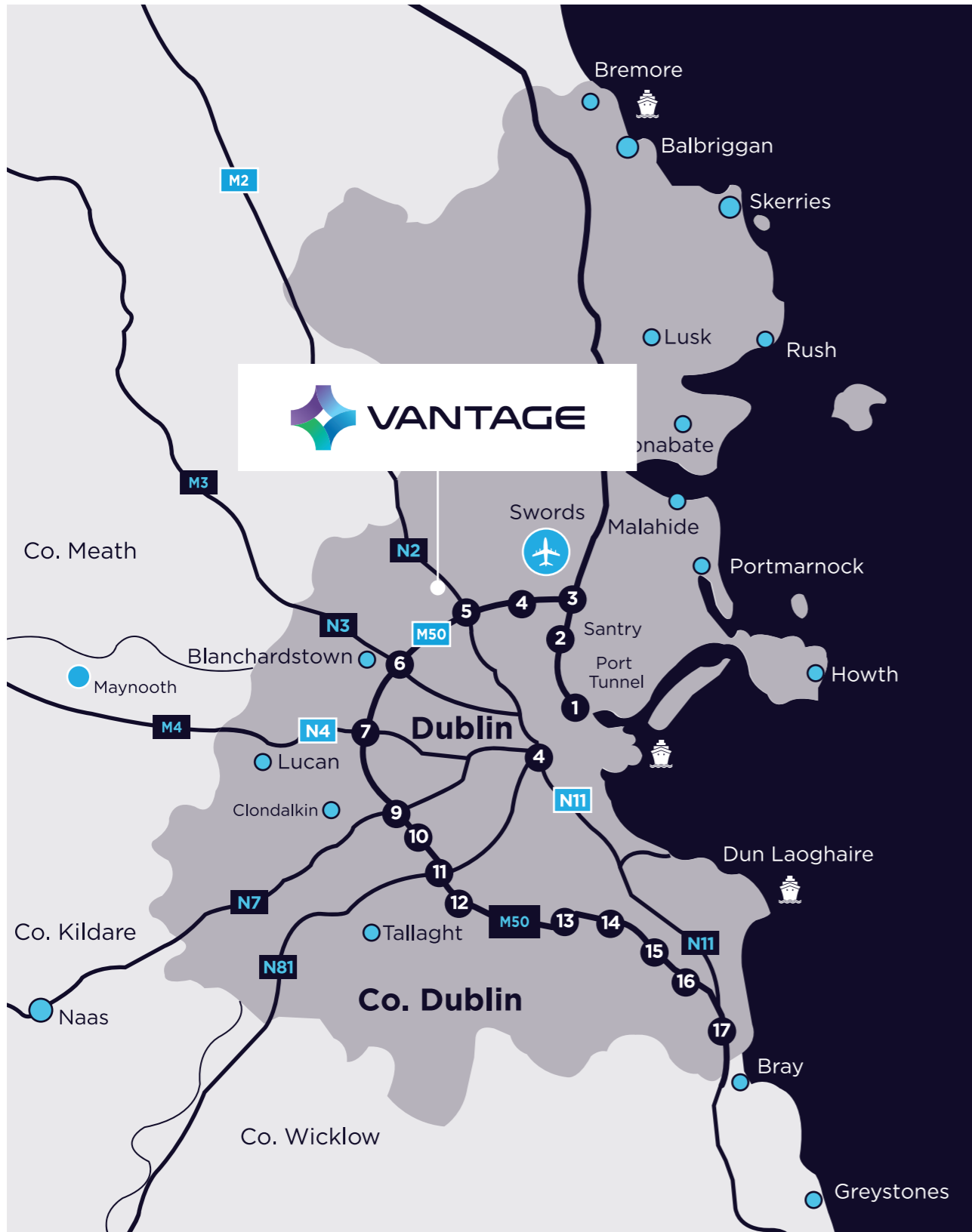


Generous Trailer Parking



8 Dock Levellers





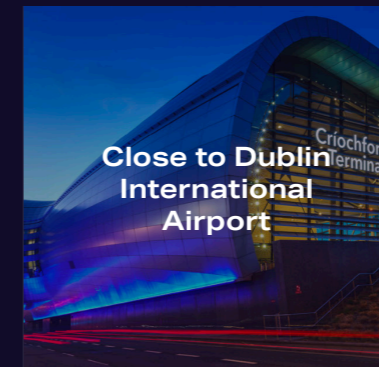
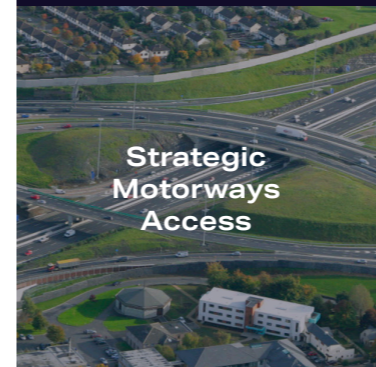
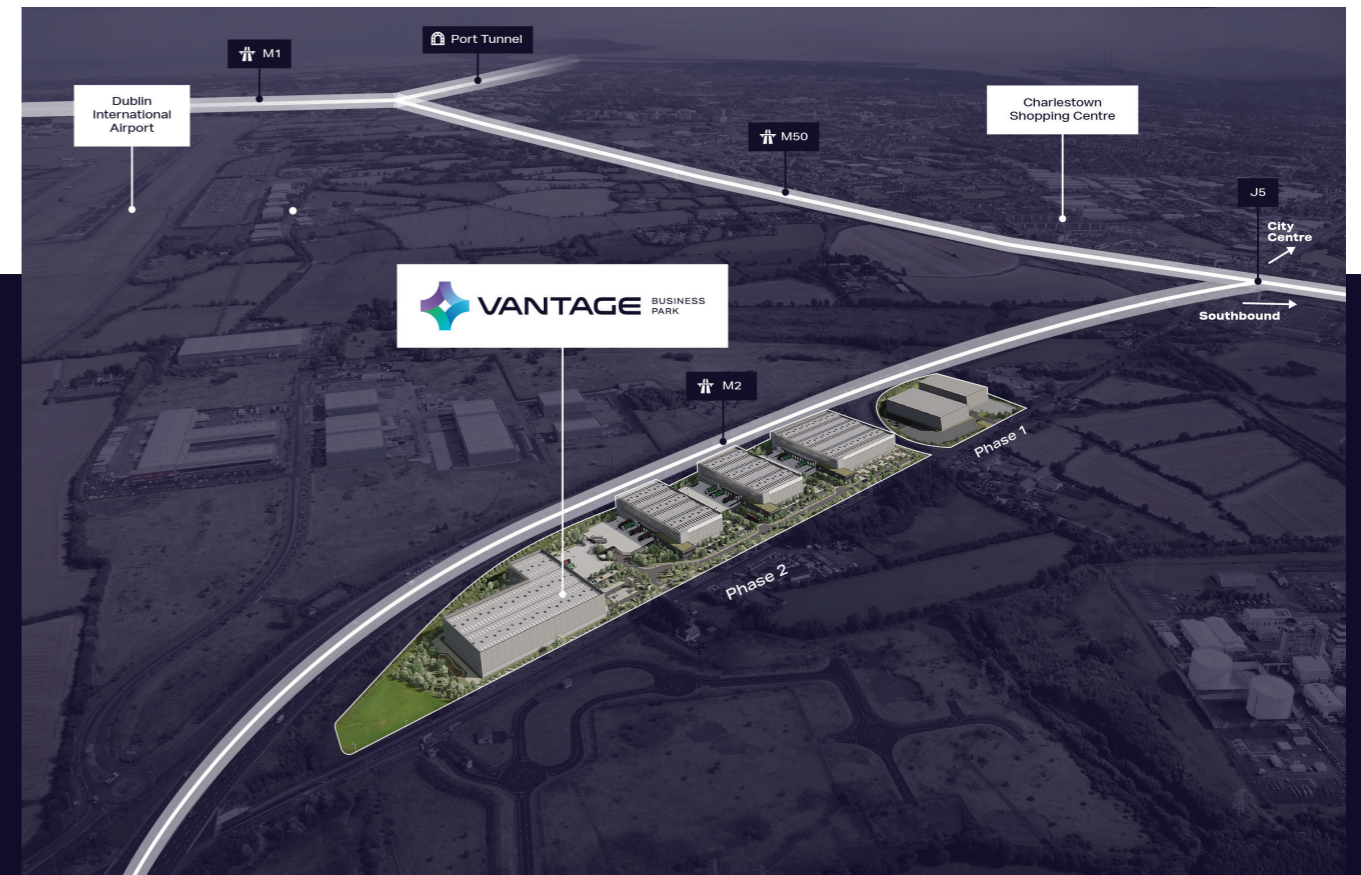
Close to Dublin International Airport

M50 Motorway Access

Close to Dublin Port Tunnel

Ireland's Most Accessible Business Park.

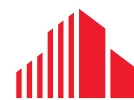
- Dublin City Centre 24 mins
- Dublin Airport 9 mins
- Dublin Port Tunnel 11 mins
- M50 Junction 5 2 mins
- M50 Junction 9 11 mins



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