



# 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 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**

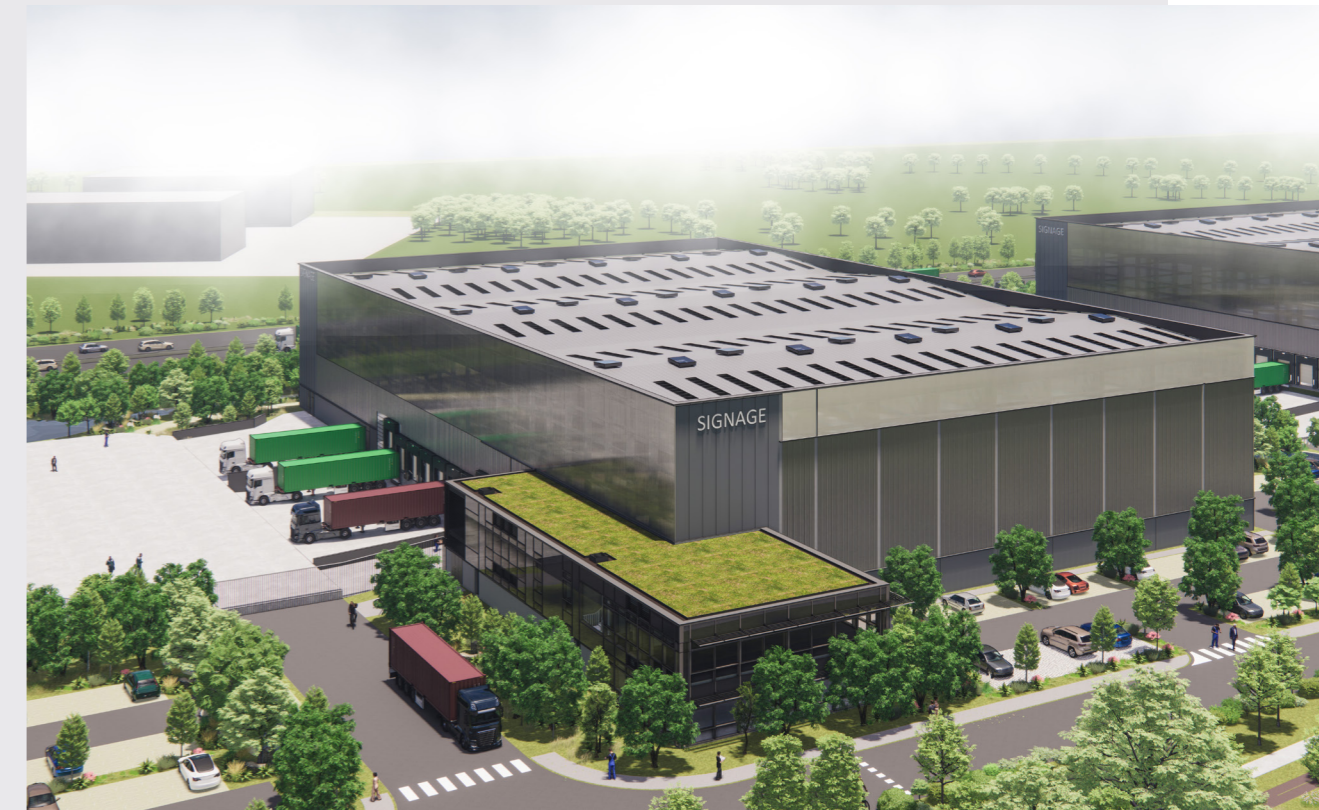
**68,000 - 121,000 Sq. Ft.**

**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.



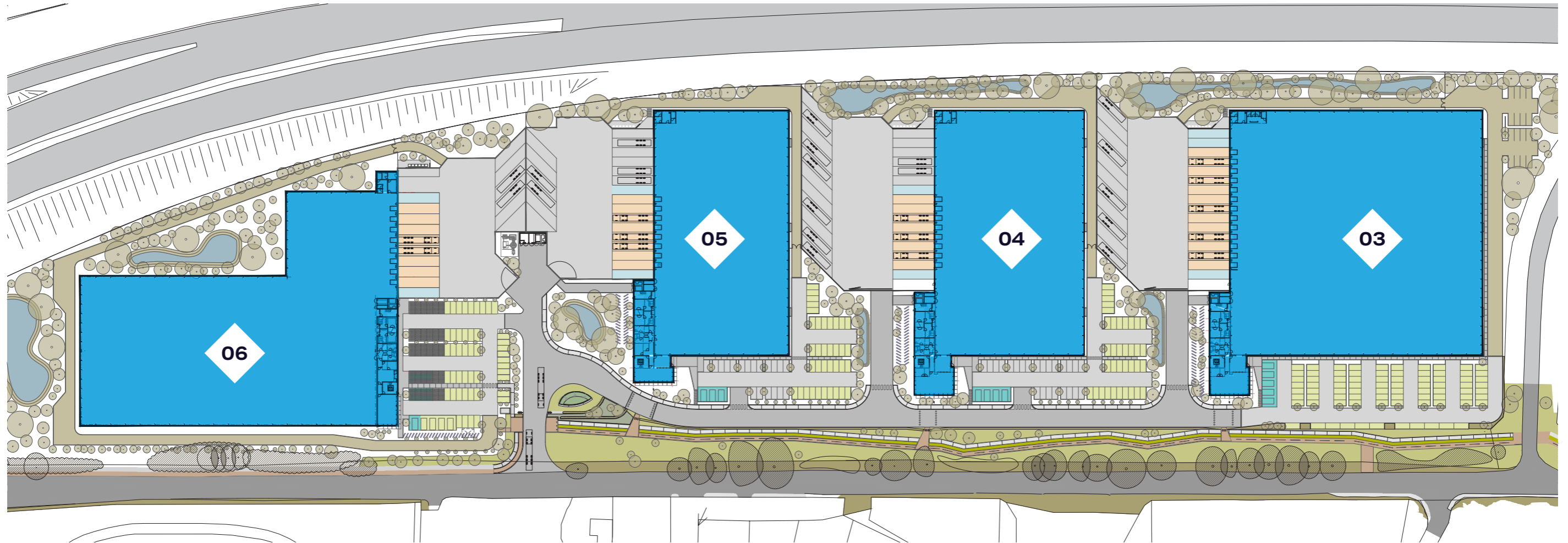
Composite day-lite cladding system to reduce lighting and energy costs

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**

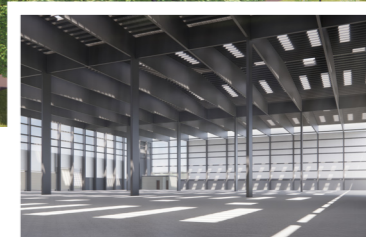
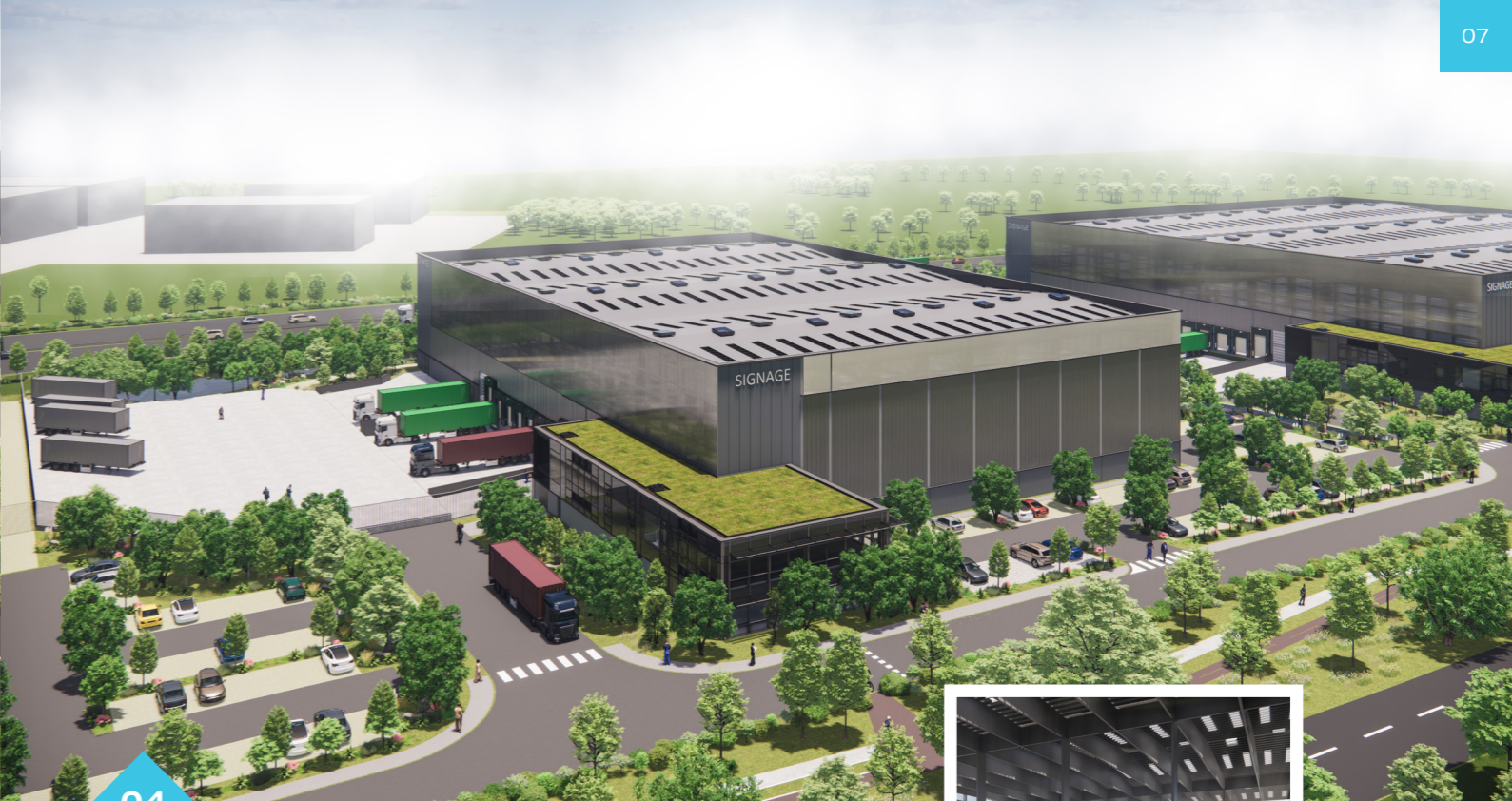
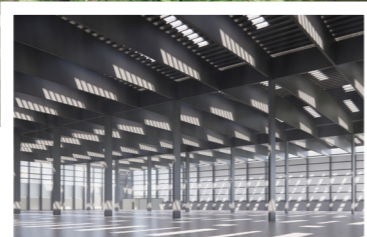
**Unit Three**  
**Vantage Business Park**

Total 10,031 m<sup>2</sup> | 107,982 ft<sup>2</sup>

Total 6,370 m<sup>2</sup> | 68,567 ft<sup>2</sup>

Total 7,056 m<sup>2</sup> | 75,950 ft<sup>2</sup>

Total 11,256 m<sup>2</sup> | 121,159 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.

|                     |  |
|---------------------|--|
| <b>Hall</b>         | 10,300 m <sup>2</sup><br>110,869 ft <sup>2</sup> |
| <b>Ancillary</b>    | 956 m <sup>2</sup><br>10,290 ft <sup>2</sup>     |
| <b>HGV Parking</b>  | 11   |
| <b>Car Parking</b>  | 94   |
| <b>Bike Parking</b> | 63   |

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



14m Clear Internal Height



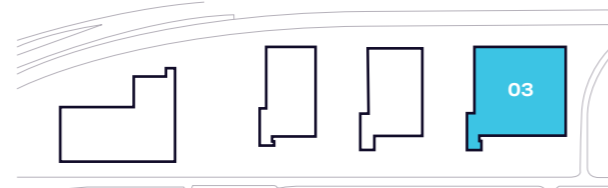
50m+ Yard Depth



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.

|                     |  |
|---------------------|--|
| <b>Hall</b>         | 6,100 m <sup>2</sup><br>65,660 ft <sup>2</sup> |
| <b>Ancillary</b>    | 956 m <sup>2</sup><br>10,290 ft <sup>2</sup>   |
| <b>HGV Parking</b>  | 7  |
| <b>Car Parking</b>  | 59   |
| <b>Bike Parking</b> | 42   |

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14m Clear Internal Height



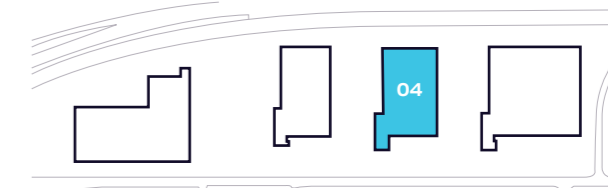
50m+ Yard Depth



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.

|                     |  |
|---------------------|--|
| <b>Hall</b>         | 5,500 m <sup>2</sup><br>59,202 ft <sup>2</sup> |
| <b>Ancillary</b>    | 870 m <sup>2</sup><br>9,365 ft <sup>2</sup>    |
| <b>HGV Parking</b>  | 6  |
| <b>Car Parking</b>  | 53   |
| <b>Bike Parking</b> | 38   |

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14m Clear Internal Height



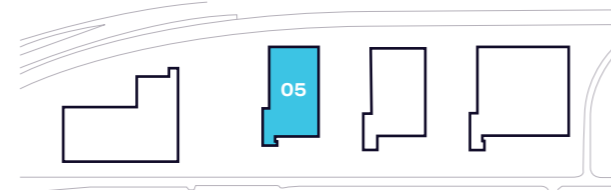
50m+ Yard Depth



Generous Trailer Parking



8 Dock Levellers



Unit Six - Vantage Business Park

# Sustainable Business Park

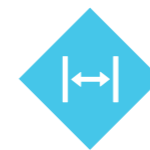
All buildings will be constructed and delivered in line with LEED Gold requirements for sustainability.

|                     |  |
|---------------------|--|
| <b>Hall</b>         | 9,054 m <sup>2</sup><br>97,457 ft <sup>2</sup> |
| <b>Ancillary</b>    | 977 m <sup>2</sup><br>10,525 ft <sup>2</sup>   |
| <b>HGV Parking</b>  | 10   |
| <b>Car Parking</b>  | 84   |
| <b>Bike Parking</b> | 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



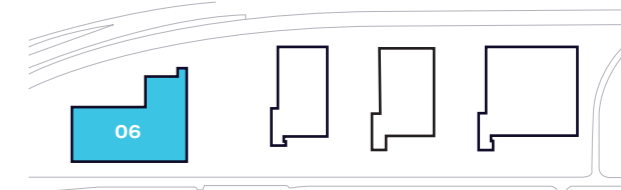
50m+ Yard Depth



Generous Trailer Parking



8 Dock Levellers





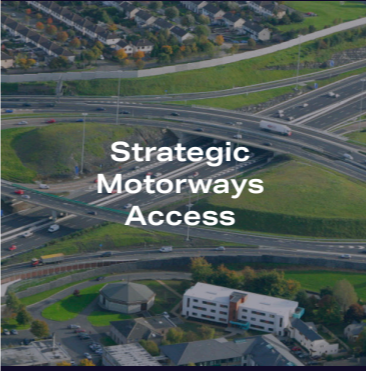
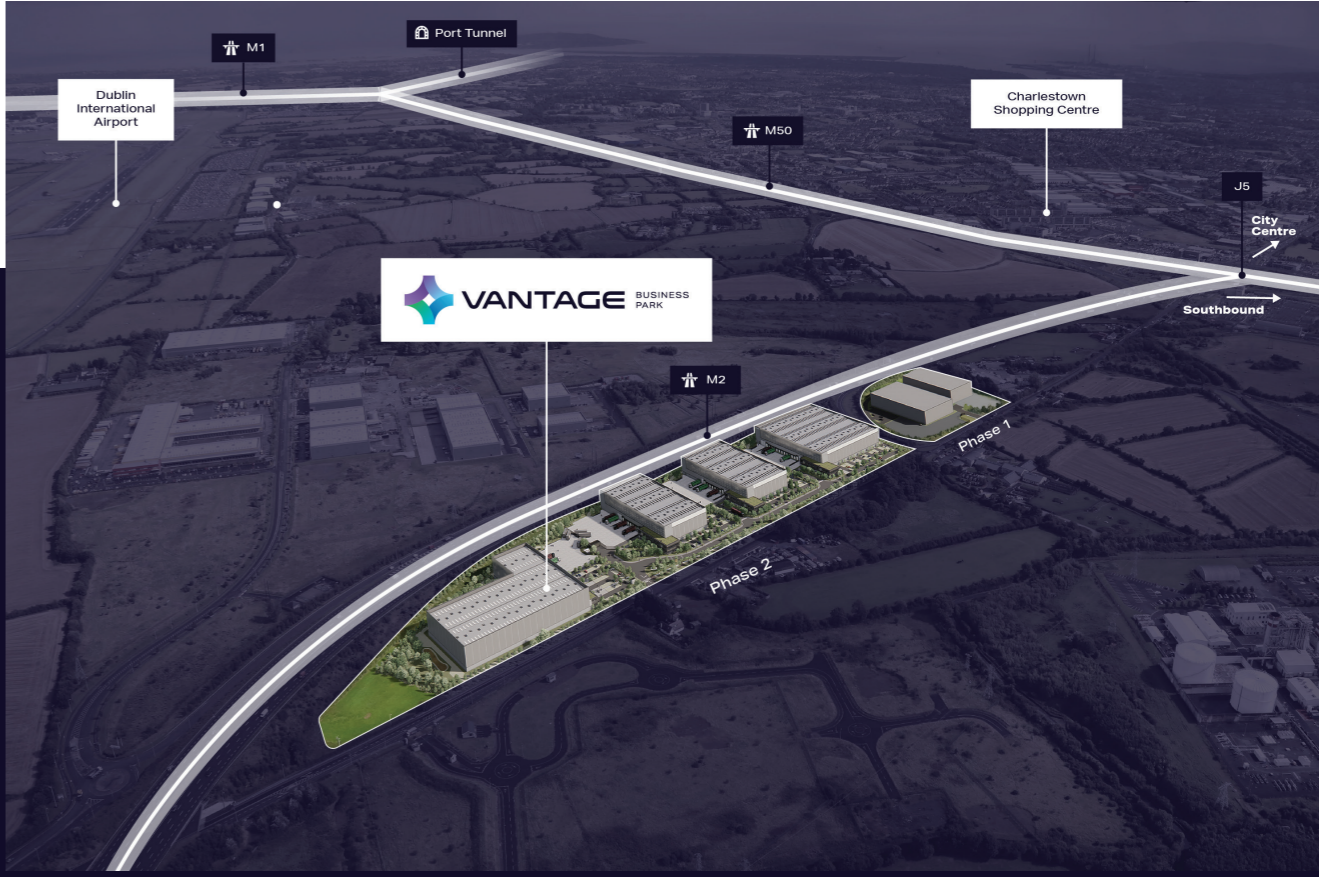
Close to Dublin International Airport

M50 Motorway Access

Close to Dublin Port Tunnel

# Ireland's Most Accessible Business Park.

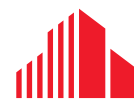
- Dublin City Centre 24 mins
- Dublin Airport 9 mins
- Dublin Port Tunnel 11 mins
- M50 Junction 5 2 mins
- M50 Junction 9 11 mins



vantagebusinesspark.ie

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