

TO LET

Building 1B, Greenogue Logistics Park, Co. Dublin



Site Outline for Illustrative purposes only

Modern Warehouse Facility with Large Secure Yard 7,523.20 sq m (80,979 sq ft) GEA

Property Highlights

- Prime location just 2 minutes from Junction 4 of the N7/M7, offering excellent access to Dublin City Centre, the Midlands, and key regional cities including Cork and Limerick.
- High-spec loading facilities with 12 dock levellers and 3 grade-level doors.
- Modern warehouse design with a 12.1-metre clear internal height Insulated metal deck roof with 10% translucent roof lights for enhanced natural daylight.
- FM2-grade jointless concrete floor with a floor loading capacity of 50 kN per sq m.
- High-quality office accommodation finished to a modern standard. VRF heating and cooling system throughout the offices. Suspended ceilings with recessed lighting and raised access floors at first and second floor levels.

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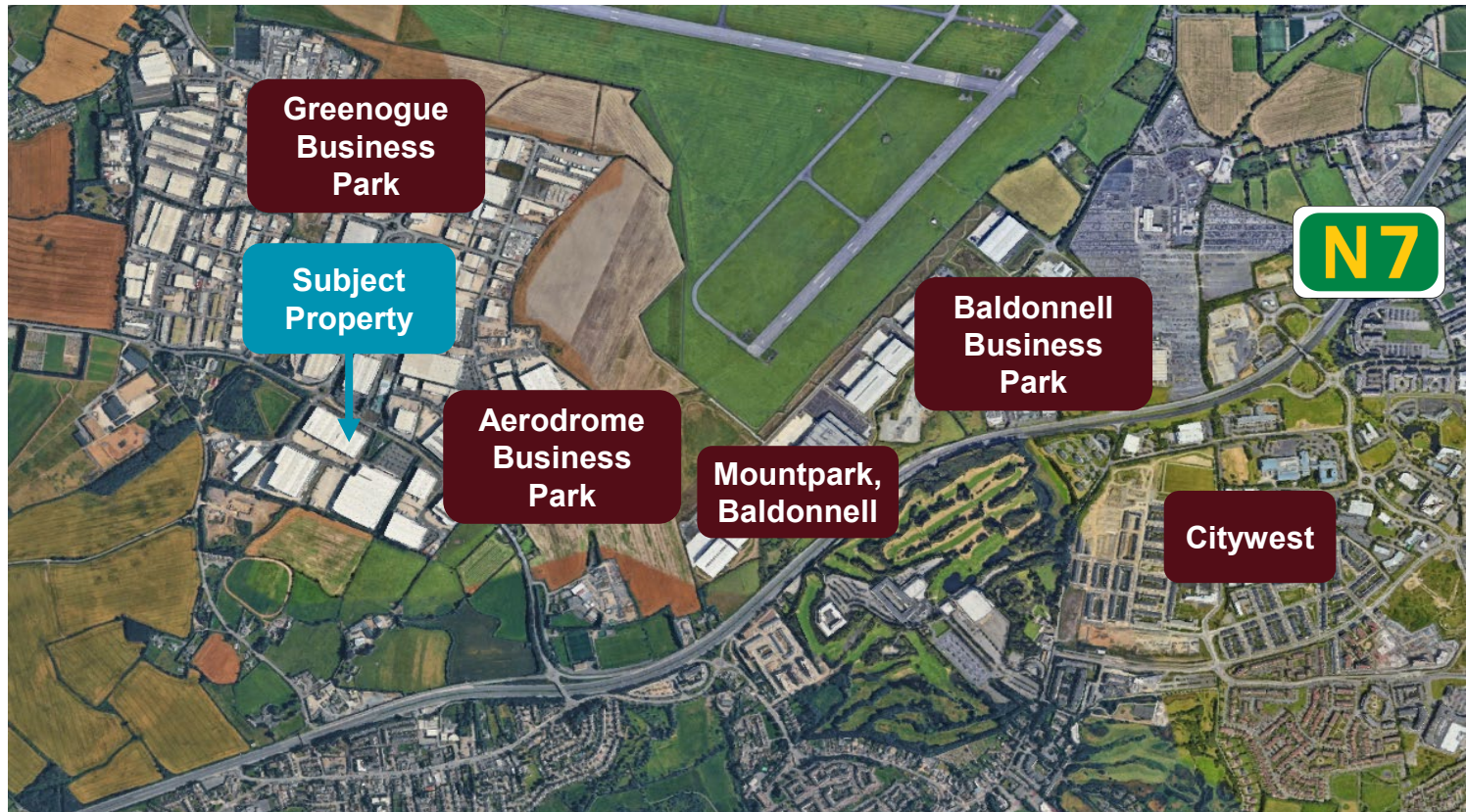


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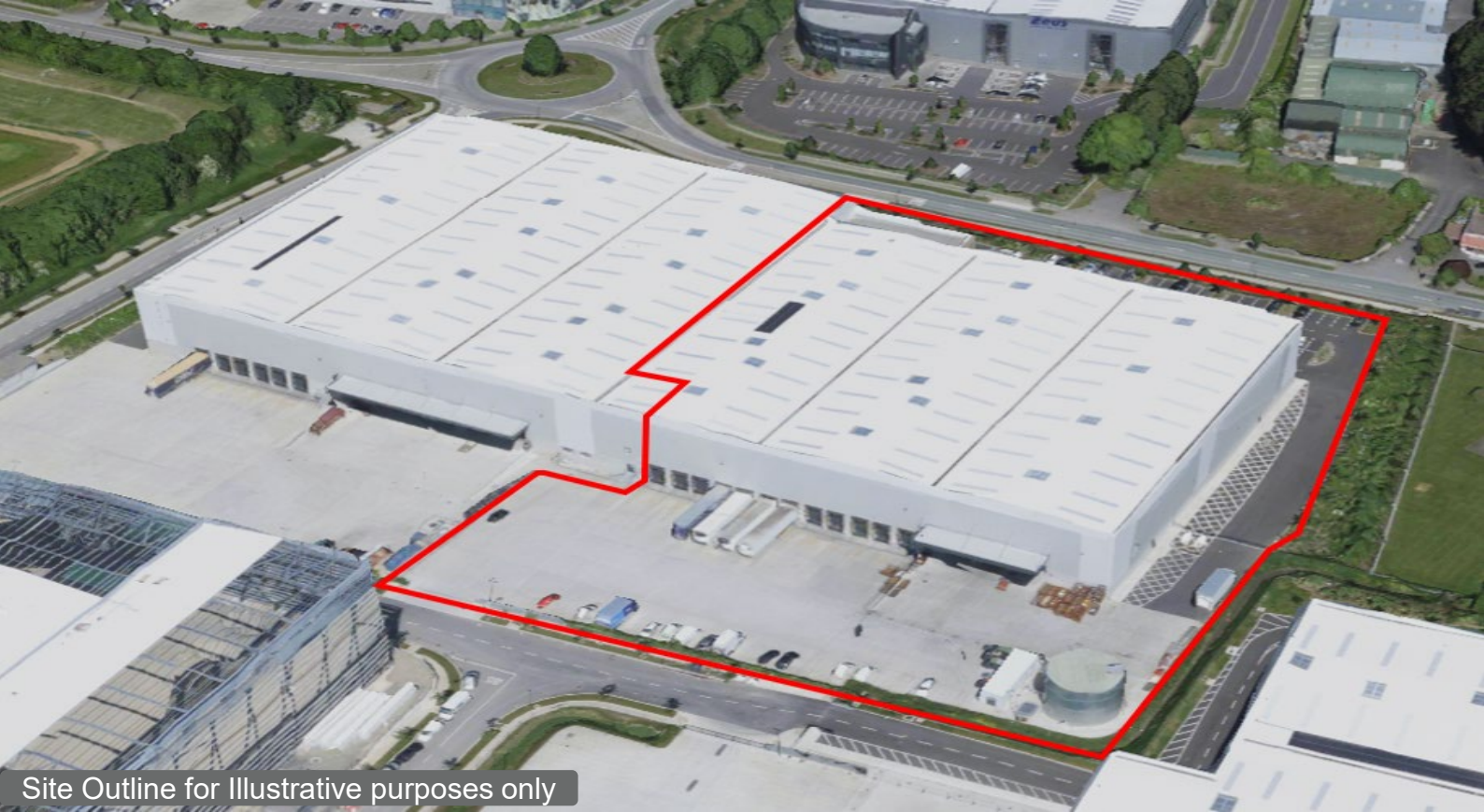
Location

- Greenogue Logistics Park is a leading logistics and industrial hub located in Rathcoole, Co. Dublin, and forms part of one of Ireland's largest industrial campuses, positioned alongside the adjoining Aerodrome Business Park.
- The park enjoys exceptional national connectivity, sitting just 2 minutes from Junction 4 of the N7/M7, which provides direct access to Dublin City Centre, the Midlands, and major regional cities including Cork and Limerick. It is also only 7 minutes from the M50, Dublin's primary orbital route, enabling efficient access to all major transport corridors.
- The park is well served by key transport infrastructure, with Dublin Airport approximately 20 minutes away and Dublin Port around 26 minutes by road, ensuring strong nationwide and international distribution links.
- Overall, Greenogue Logistics Park offers a strategically positioned, fully serviced logistics environment with outstanding connectivity and a robust occupier base, making it one of the most sought-after industrial locations in Dublin.

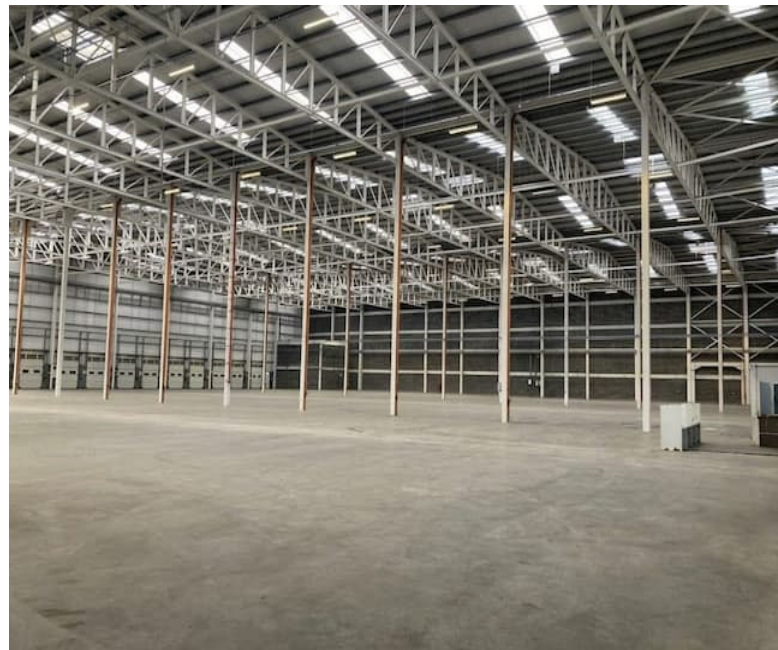
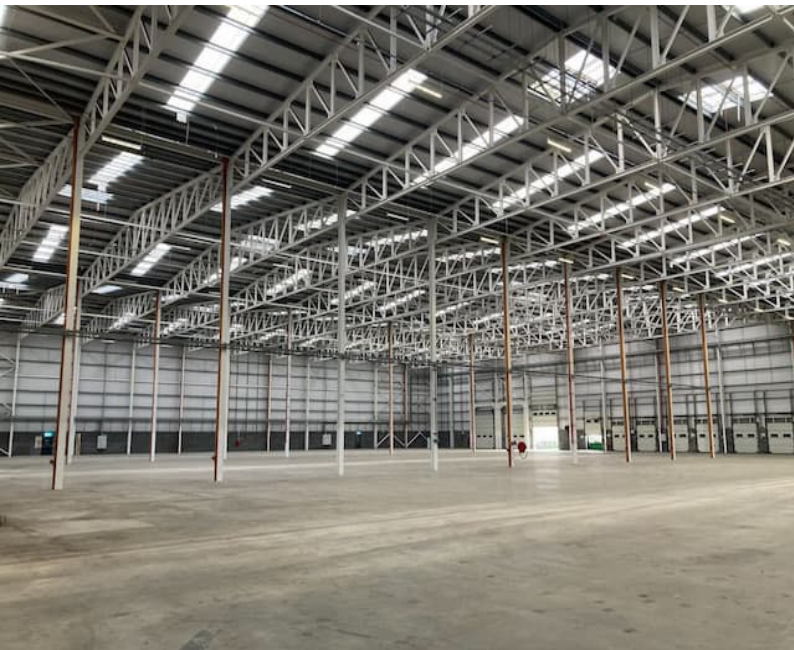


Description

- Building 1B is a modern logistics facility that was originally part of a larger 166,582 sq ft warehouse. Following subdivision, it now provides approximately 80,979 sq ft of high-quality accommodation. The warehouse is approximately 73,250 sq ft and three storey office accommodation is approximately 7,729 sq ft.
- The unit benefits from 12 dock levellers and 3 grade-level doors. Warehouse specifications include a clear internal height of 12.1 metres, an insulated metal deck roof with perspex roof lights providing 10% translucent panels and a reinforced concrete jointless FM2-grade floor which provides for a floor loading capacity of 50kn per sq m. The perimeter is enclosed by a 2.4-metre-high concrete block wall, and the warehouse is fitted with high-bay LED lighting. To the rear, there is a secure, fenced concrete service yard with ample trailer parking.
- The office accommodation is finished to a high standard, featuring a VRF heating and cooling system, suspended ceilings with recessed lighting and raised access floors at ground, first and second floor levels. The offices are presented largely in an open-plan layout, fully painted, plastered and carpeted. There are also some smaller cellular offices and meeting rooms by way of glass partition. Staff facilities are provided on each floor, including a large canteen area on the ground floor.



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Services

We have assumed that all services, including electrical, water and drainage are available to the property.

Quoting Rent

On application.

Outgoings

Commercial Rates: Approx. €98,000 per annum.

Service Charge: Approx. €144,240 + VAT per annum.

Building Insurance: To be confirmed.

Subject to annual change.

Viewings

View by appointment with sole agent Cushman & Wakefield.

BER Rating

BER Rating: A2

BER Number: 800871071

Energy Performance Indicator: 6.53kgCO₂ m²/Yr 0.22

