

New Hi-Bay Distribution Units from 500 m² to 14,000 m² For Sale or Lease



THE HUB
Logistics Park



WAREHOUSE SPECIFICATION

- Up to 13.50 Metre Clear Internal Height
- Energy Rating Compliant Composite Panelling
- 10% Translucent Roof Lighting
- Three Phase Power
- Hi-Bay Sodium Lighting
- Ground Level & Dock Level Doors
- Solid Reinforced Concrete Perimeter Walls for Added Security
- Large Reinforced Concrete Truck Marshalling Area
- Reinforced Power Floated Sealed Floors

BLOCK 5	Area (sq.m)	Area (sq.ft)
UNIT 1		
Warehouse	2,888	31,086
Office	165	1,776
Total	3,053	32,862
UNIT 2		
Warehouse	2,649	28,514
Office	404	4,349
Total	3,053	32,863
Overall Total	6,106	65,725

TYPICAL OFFICE SPECIFICATION

- Excellent Natural Light
- Flexible Layout Design
- Suspended Ceilings
- Category II Lighting
- Electric Heating
- Fully Fitted Tea Stations
- Perimeter trunking throughout
- Fully Painted and Carpeted



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A RARE OPPORTUNITY TO ACQUIRE:

- Quality Premises
- Quality Serviced Sites
- Quality Infrastructure
- Quality Communications
- Quality Estate Management
- Quality of Life
- Quality 4U



AVAILABLE

Block 5
Units 1 & 2

SOLD

SOLD

SOLD

SOLD



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ACCESSIBLE LOCATION

- Bracetown to Dublin City Centre: 30 Min.
- Bracetown to Dublin Port: 20 Min.
- Bracetown to the M1 at Exit 3 on the M50: 15 Min.
- Bracetown to the M4 at Exit 7 on the M50: 7 Min.
- Bracetown to Pace Train Station: 2 Min.
- Bracetown to Dublin Airport: 20 Min.
- Bracetown to Exit 6 on the M50: 5 Min.
- Bracetown to the M2 at Exit 5 on the M50: 10 Min.
- Bracetown to the M7 at Exit 9 on the M50: 10 Min.
- QBC Bus Service.

AMENITIES WITHIN 20 MINUTES DRIVE

• Hotels

Dunboyne Castle Hotel & Spa ****
 Finnstown House ***
 Becketts Hotel ***
 Travelodge **

• Shopping Centres

Blanchardstown / Liffey Valley

• Health & Fitness Clubs

Total Fitness / West Point
 National Aquatic Centre Abbotsstown

• Conference Centres

Dunboyne Castle / Tatterstalls
 Westmanstown Sports &
 Conference Centre

• Horse Racing

Fairyhouse Race Course

• Golf Clubs

Castleknock Golf & Country Hotel
 Carton Estate / Blackbush / Hollystown



HARMONISING SERVICE, TECHNOLOGY & PROPERTY

- Distinctive Vertical Glazing Design
- 10 Years Building Envelope Materials Warranty
- Flexible Office Design
- Generously Landscaped Setting
- Secure Site with High Security Fencing
- CCTV System
- PIR Perimeter Detection Alarm System
- Ample Street Lighting Throughout the Park
- Generous Truck and Car Parking Facilities



OFFICES WITH INTELLIGENCE

- Flexible office designs
- Flexible fitout
- Choose your preferred configuration
- Extensive Telecommunications
- High Speed Internet Access

Other Businesses located in the area include

IBM, Helsinn Pharmaceuticals, Bristol Myer Squibb, The Tech Group, Google, E Bay, Geodis Logistics, DHL, Convidien, Iron Mountain and many more.

Contact Details



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