

To Let

Excellent New High-Bay Warehouse

Peregrine House | Dublin Airport Logistics Park | St Margaret's Road | Dublin 11



29,288 Sq Ft
2,721 Sq M

- High Profile Unit With Generous Dedicated Yard Area
- Access Controlled And Secure Business Park Environment
- Direct access to the M2
- Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways
- Generous Dedicated Private Yard

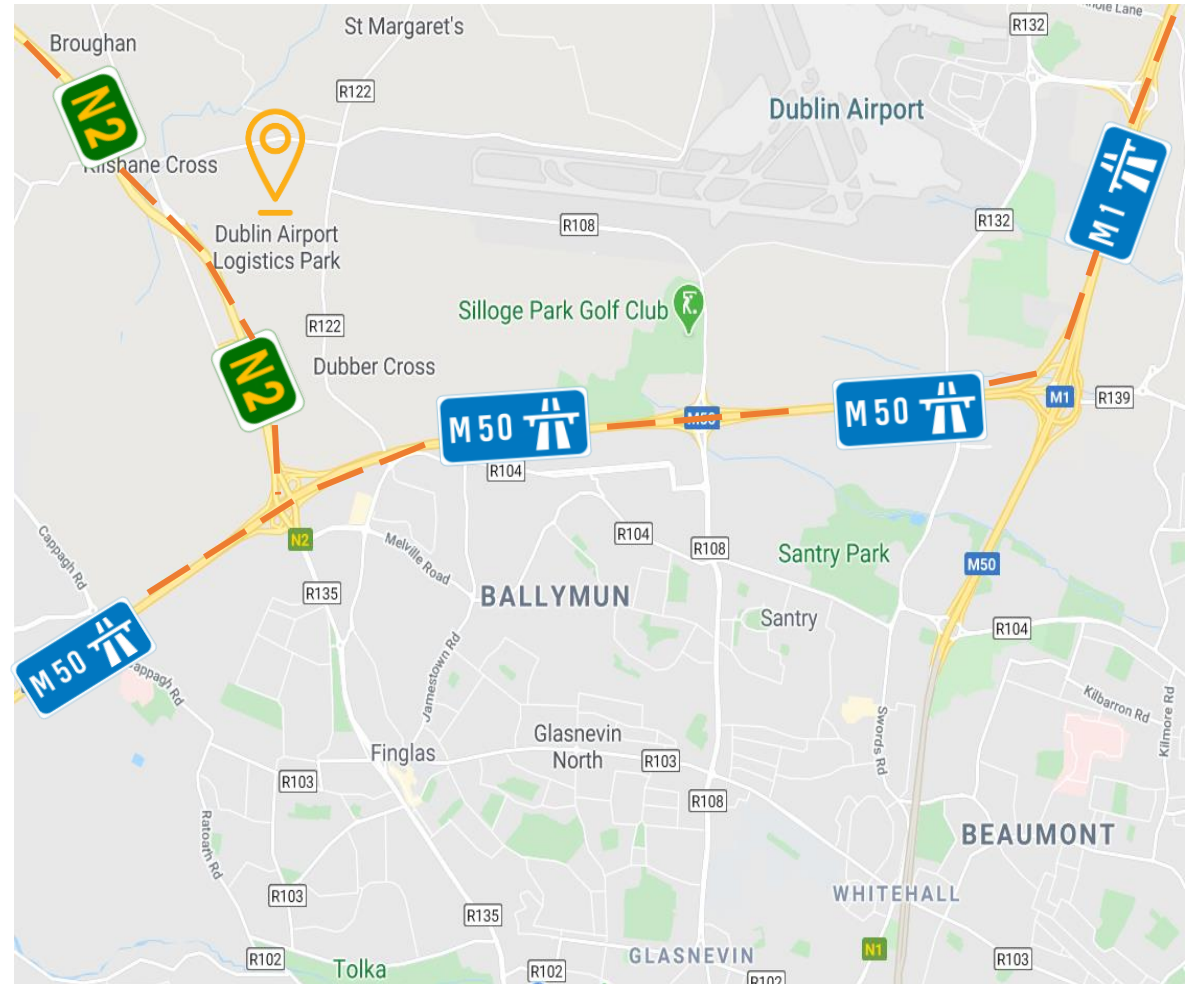
CBRE

Location

- Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel.
- The park has direct access to the M2 and offers a unique combination of accessibility and profile within an established business area.

Dublin Airport Logistics Park

- 250 metres from Dublin Airport perimeter
- Dedicated access directly onto the M2
- Has a second access point to Dublin Airport via St. Margaret's Road
- Located just 2 minutes from the M50 (via the M2)
- Unrivalled profile onto the M2
- Located just 10 minutes from the Port Tunnel entrance.



Warehouse

- 12 metre internal height.
- Steel portal frame construction.
- Extensive secure service yard and car parking.
- 3 dock levellers with tailgate loading and 2 roller shutter doors.
- Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading.
- 2.4 metre high wall to inside of external cladding wall.
- LED lighting.

Office

- Feature reception area.
- Open plan design suitable for compartmentation.
- Gas fired heating.
- Suspended acoustic tiled ceilings with recessed LED lighting.
- Fully fitted toilets and tea station facilities

Accommodation Schedule

Description	SQ M	SQ FT
Warehouse	2,430	26,156
Office	291	3,132
Total	2,721	29,288



Contact

Garrett Mc Clean

T: +353 1 618 5557

M: +353 87 268 9154

E: garrett.mcclean@cbre.com

Jarlath Lynn

T: +353 1 618 5728

M: +353 87 257 9135

E: jarlath.lynn@cbre.com

Rates

On application.

Service Charge

On application.

Viewing

Strictly by appointment with CBRE

Price

On Application

BER Certificate:

Targeted BER Rating: B1



New high bay
warehouse
extending to
approx. 2,430 sq m



Clear internal
height of 12 metres



3 storey offices of
approx. 291 sqm



Excellent profile
within an
established
Logistics Park