



**SOUTH WEST  
BUSINESS PARK**  
Cheeverstown, Citywest, Dublin 24

A development by  
**ROHAN** 



# UNIT 3



**BER A3**

Subject to final planning.

Indicative image

## FOR SALE | TO LET

High-Bay Warehouse  
with Offices

Approx. 4,784 sq m  
(51,494 sq ft)

Site of Approx. 1.1 Hectares  
(2.74 acres)

- ➔ High Profile Unit With Generous Dedicated Yard Area
- ➔ Access Controlled And Secure Business Park Environment
- ➔ Established Business Location Immediately Adjoining the LUAS Cheeverstown Stop
- ➔ Only Minutes From M7 and M50
- ➔ Generous yard depth of approx. 40m average



# SOUTH WEST BUSINESS PARK

Cheeverstown, Citywest, Dublin 24

## UNIT 3

### LOCATION

RAPID access to the M7 and the M50 Motorways.

EXCELLENT access for staff via public transport infrastructure such as the LUAS, Dublin Bus and proximity to arterial routes to and from Dublin city.

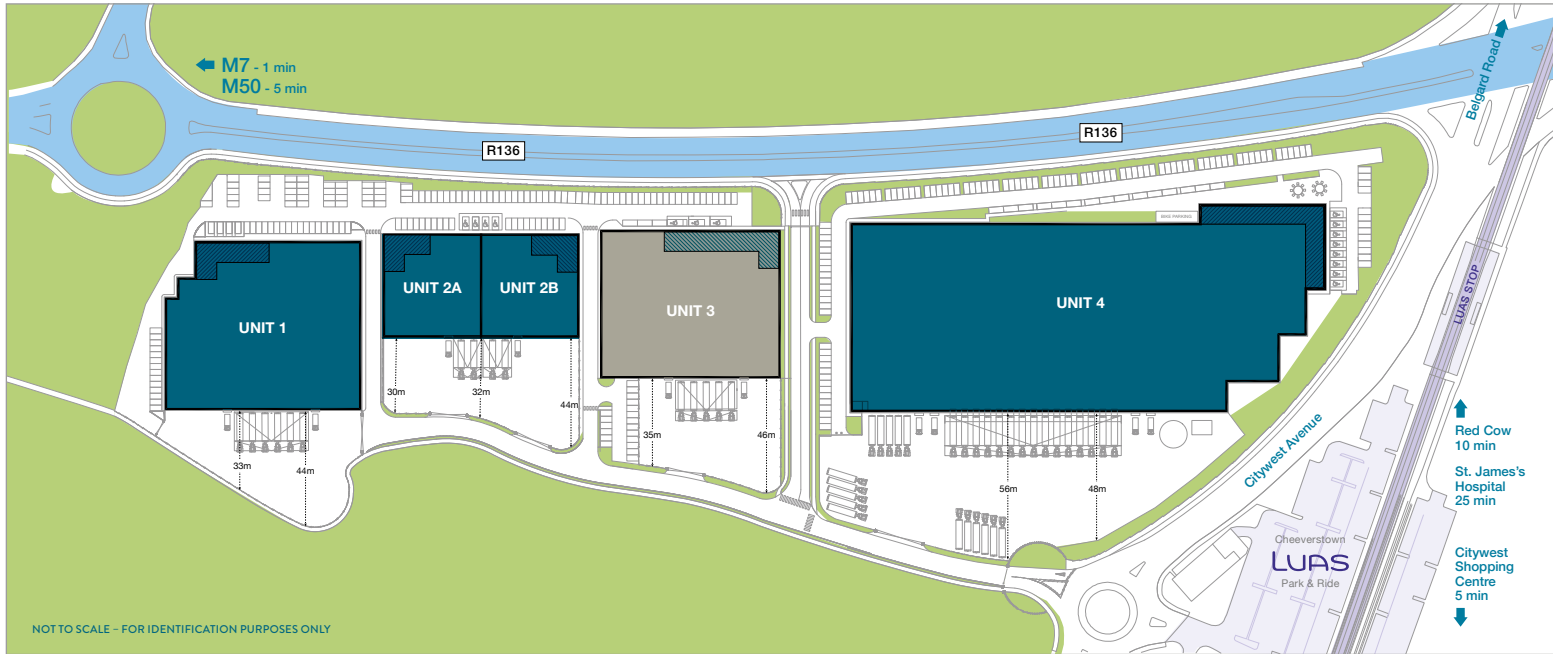
IMMEDIATE access to the nearby workforce and generous local amenities, such as shopping centres, hotels, leisure facilities, hospitals, post office, etc.

ESTABLISHED business location for quality warehouse/office operations adjacent to Citywest Business Campus and Magna Business Park.

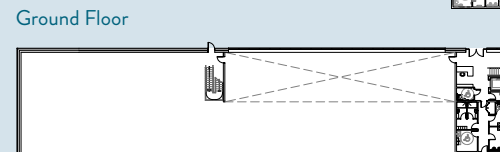
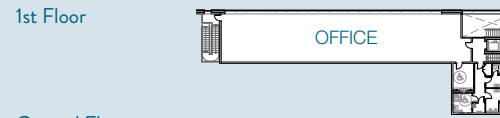
### SOUTH WEST BUSINESS PARK

- Dublin's only new build logistics park with adjoining Luas Stop.
- Best in class warehouse units with air conditioned offices and LEED Silver sustainability credentials.
- Each unit offers dedicated car parking and secure yards.





## FLOOR PLANS



TOTAL GEA 4,784 SQ M

## SPECIFICATIONS/FEATURES

### GENERAL

- ⊕ LEED Silver targeted and LEED Gold for tenant fit out facilitated.
- ⊕ 12 metre clear internal height.
- ⊕ Steel portal frame construction.
- ⊕ Extensive secure service yard and car parking.
- ⊕ 5 dock levellers with tailgate loading.
- ⊕ 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.
- ⊕ Electric vehicle (EV) charging.
- ⊕ Electrical distribution centre designed for three phase electrical supply and CT metering.
- ⊕ High quality actively managed estate.

### OFFICES

- ⊕ Feature reception area.
- ⊕ Open plan design suitable for compartmentation.
- ⊕ Shower facilities.
- ⊕ VRF air conditioning.
- ⊕ Suspended acoustic tiled ceilings with recessed LED lighting.
- ⊕ Painted and plastered walls.
- ⊕ Fully fitted toilets and tea station facilities.
- ⊕ Perimeter skirting trunking.
- ⊕ Fully bonded heavy contact carpet.

### ACCOMMODATION

#### APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Unit 3	Sq M	Sq Ft
Warehouse	4,264	45,897
Offices	520	5,597
<b>Total</b>	<b>4,784</b>	<b>51,494</b>

Site area of approx. 1.1 Hectares (2.74 acres)



# SOUTH WEST BUSINESS PARK



## OUR CLIENTS INCLUDE:



**Harvey Norman**

**HOLLAND & BARRETT**



[www.rohanholdings.ie](http://www.rohanholdings.ie)



MEMBER | 2020



This project is registered with the certification goal of LEED Silver®. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.

Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government.

For more information, visit [www.igbc.ie](http://www.igbc.ie)

## TERMS

Available upon request.

## TARGETED BER



## RATES

Commercial Rates payable to Fingal County Council.

## OTHER

### OUTGOINGS

Available upon request.

## CONTACT



St. Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2.

CATHAL DAUGHTON  
T 01 6382737  
M 087 6899907  
E [cdaughton@lisney.com](mailto:cdaughton@lisney.com)

JAMES KEARNEY  
T 01 6382700  
M 085 7380566  
E [jkearney@lisney.com](mailto:jkearney@lisney.com)



6/7 Greenmount House,  
Greenmount Office Park,  
Harold's Cross Road,  
Dublin 6w, D6W YY90.

KEVIN MCHUGH  
T 01 4532755  
M 087 9871384  
E [kmchugh@harvey.ie](mailto:kmchugh@harvey.ie)

KIERAN CASEY  
T 01 4532755  
M 087 7101273  
E [kcasey@harvey.ie](mailto:kcasey@harvey.ie)



4th Floor, Block 2,  
Harcourt Centre,  
Harcourt Street,  
Dublin 2, Ireland.

JOHN CASEY  
T 01 6624455  
M 086 7967072  
E [jcasey@rohanholdings.ie](mailto:jcasey@rohanholdings.ie)

GAVIN FINN  
T 01 6624455  
M 086 0403155  
E [gfinn@rohanholdings.ie](mailto:gfinn@rohanholdings.ie)

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