

M1

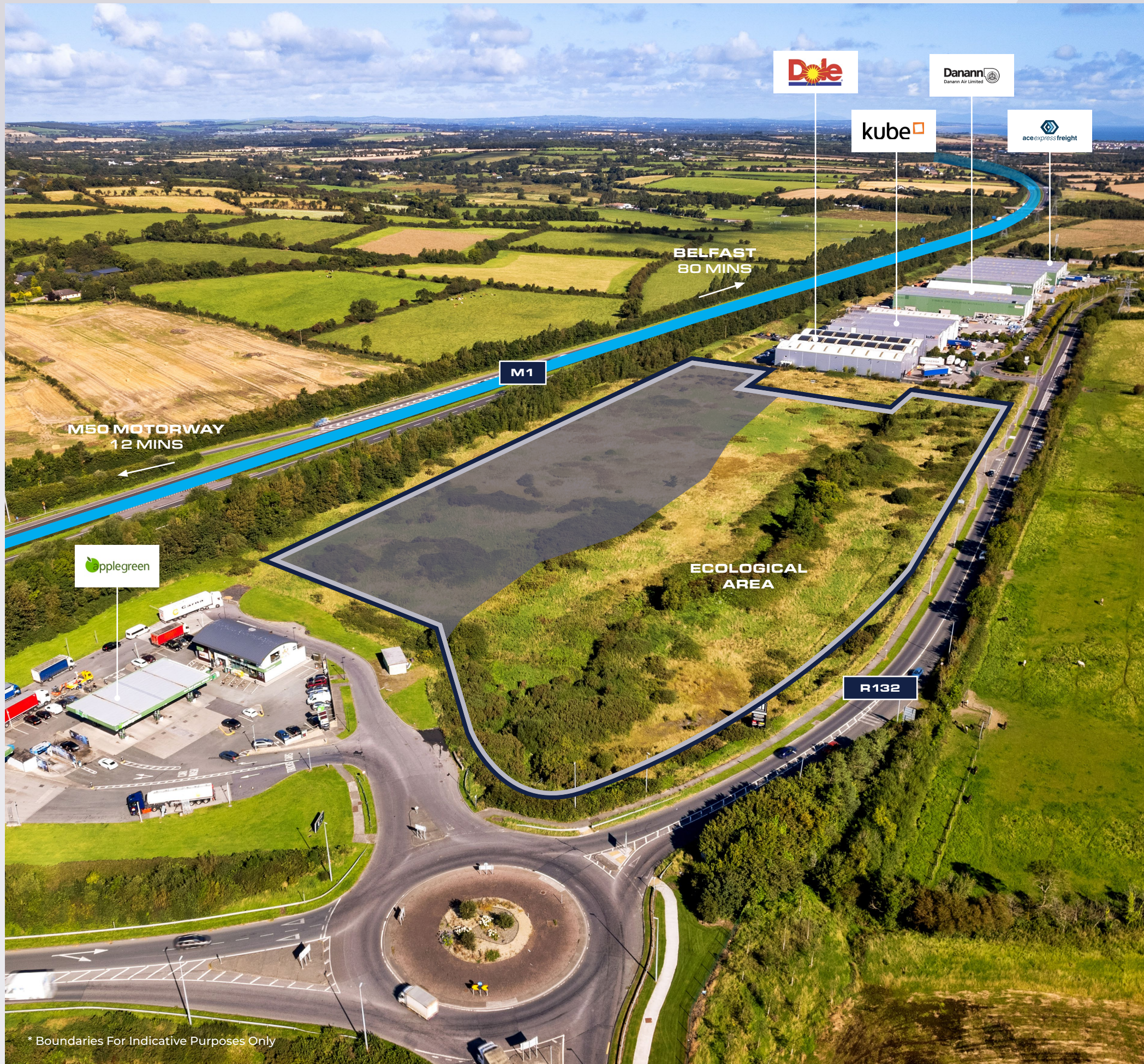
BUSINESS PARK

JUNCTION 5
M1 MOTORWAY
DUBLIN

FOR SALE

SITES B & C

ZONED & SERVICED INDUSTRIAL DEVELOPMENT SITES



M1

BUSINESS PARK

SITE C

- Site with 320 m. frontage to the M1 Motorway and 365 m. frontage to the R132.
- Adjoining the Applegreen Service Station, this is the last undeveloped site in this zone of the Park.
- Ready for immediate development, subject to planning permission.
- Primary infrastructure works and services in place at site boundary.

	Hectares	Acres
Gross Area	5.68	14.03
Net Developable Area	2.56	6.32
Ecological Area*	3.12	7.72

*Ecological Areas

The ecological areas provide for the protection of habitats and the strengthening of biodiversity in line with EU Taxonomy regulations. They also provide a fantastic opportunity for companies to promote their ESG credentials.

* Boundaries For Indicative Purposes Only

M1

BUSINESS PARK

SITE B

- Regular shaped site with 80 m. frontage to the M1 Motorway.
- Ready for immediate development, subject to planning permission.
- Last undeveloped site in this zone of the Park where occupiers include Ace Express Freight, Danann Air, Dole Ireland, Murdock Builders Merchants and Kube Kitchens & Interiors.
- Primary infrastructure works and services in place at site boundary.

	Hectares	Acres
Gross Area	1.40	3.46
Net Developable Area	0.98	2.43
Ecological Area*	0.42	1.03



* Boundaries For Indicative Purposes Only

M1

BUSINESS PARK



LOCATION

M1 BUSINESS PARK IS SITUATED IN A UNIQUE POSITION, STRADDLING ALL SIDES OF JUNCTION 5 OF THE M1 MOTORWAY IN DUBLIN.

DRIVE TIMES

M50 Motorway	12 mins
Dublin Airport	12 mins
Dublin Port Tunnel	12 mins
Dundalk	35 mins
Belfast	80 mins

Source:
Google Maps (Off-Peak)

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Both established and highly accessible, M1 Business Park is the ideal north Dublin location for industrial & logistics operators. With immediate access to the M1 motorway, it offers a drive time of just 12 minutes to the M50 Motorway, Dublin Airport and the Port Tunnel. The Park is actively managed which ensures control over quality of design and types of use within the development.

Already well-known since the development of Phase 1 in the early 2000's, M1 Business Park was chosen by Fyffes to build a state-of-the-art HQ banana ripening and distribution centre. Other occupiers within the Park include: **Ace Express Freight, Danann Air, Dole Ireland, Murdock Builders Merchants & Kube Kitchens & Interiors.**

Situated in an area zoned 'General Employment' under the Fingal County Development Plan 2023-2029. Uses permitted in principle include: Logistics, Industry – General, Industry – Light, Road Transport Depot, Warehousing, Vehicle Sales Outlet – Small Vehicles, Vehicle Sales Outlet – Large Vehicles, Wholesale, Builders Provider / Yard, High Technology Manufacturing, Research and Development, Sustainable Energy Installation, Training Centre, etc.



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PRICE

On application

TITLE

Long Leasehold

SELLING AGENTS



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