



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

A development by  
**ROHAN** 



# UNIT 4



**BER A3**

Indicative image

## FOR SALE | TO LET

High-Bay Warehouse  
with feature HQ Offices

Approx. 15,103 sq m  
(162,567 sq ft)

Site of Approx. 3.5  
Hectares (8.61 acres)

- ➔ High Profile Unit With feature HQ style offices
- ➔ 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. 50m average with parking for over 30 articulated trucks





# SOUTH WEST BUSINESS PARK

Cheeverstown, Citywest, Dublin 24

## UNIT 4

### 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 Gold sustainability credentials.
- Each unit offers dedicated car parking and secure yards.



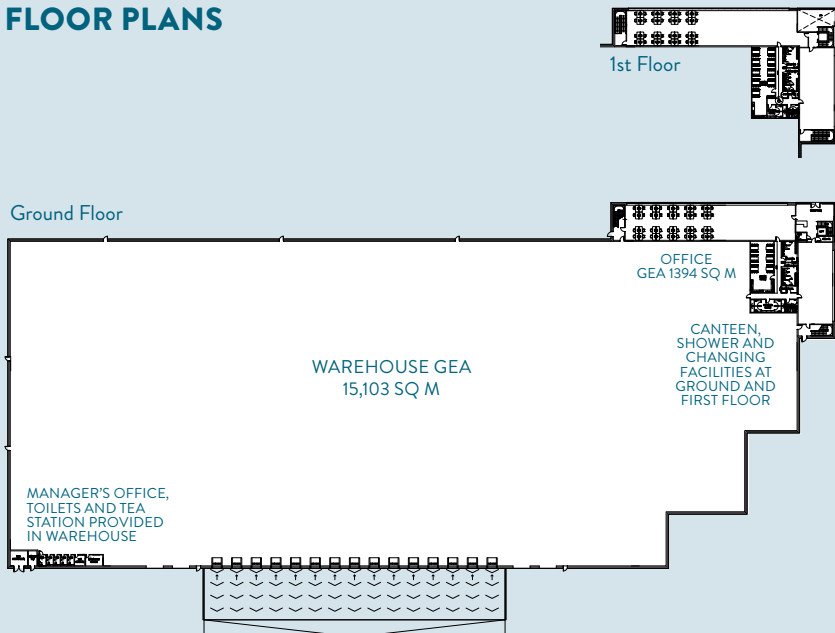


## SPECIFICATIONS/FEATURES

### GENERAL

- ⌚ LEED Gold targeted and LEED Gold for tenant fit out facilitated.
- ⌚ 14 metre clear internal height.
- ⌚ Steel portal frame construction.
- ⌚ Extensive secure service yard with parking for over 30 articulated trucks.
- ⌚ 15 dock levellers with tailgate loading.
- ⌚ 4 roller shutter doors.
- ⌚ Min. 60 kn./m<sup>2</sup>. (1,250 lbs./sq.ft.) floor loading.
- ⌚ 2.4 metre high wall to inside of external ladding wall.
- ⌚ LED lighting.
- ⌚ Electric vehicle (EV) charging.
- ⌚ Electrical distribution centre designed for three phase electrical supply and CT metering.
- ⌚ High quality actively managed estate.

## FLOOR PLANS



## ACCOMMODATION

### APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Unit 4	Sq M	Sq Ft
Warehouse	13,565	146,012
Offices	1,538	16,555
<b>Total</b>	<b>15,103</b>	<b>162,567</b>

Site area of approx. 3.5 Hectares (8.61 acres)

### OFFICES / AMENITIES

- ⌚ Feature HQ style offices.
- ⌚ Open plan design suitable for compartmentation.
- ⌚ Canteen, shower and staff changing facilities at ground and first floor.
- ⌚ Manager's office, toilets and tea station in warehouse
- ⌚ VRF air conditioning.
- ⌚ Suspended acoustic tiled ceilings with recessed LED lighting.
- ⌚ Painted and plastered walls.
- ⌚ Fully fitted toilets.
- ⌚ Perimeter skirting trunking.
- ⌚ Fully bonded heavy contact carpet.





# SOUTH WEST BUSINESS PARK



## OUR CLIENTS INCLUDE:



**Harvey Norman**

**HOLLAND & BARRETT**



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



MEMBER | 2023



This project is registered with the certification goal of LEED Gold®. 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.

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

### CATHAL DAUGHTON

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

### JOHN CASEY

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

### JAMES KEARNEY

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

### JAMIE ROHAN

T 01 6624455  
E [jrohan@rohanholdings.ie](mailto:jrohan@rohanholdings.ie)

PSRA Licence No.: Lisney 001848 | Rohan PSRA Licence No.003550

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agent or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. (8112 AD)