



Primeside Park

Northwest Business Park
Ballycoolin **Dublin 15**

Units 12, 20 & 25



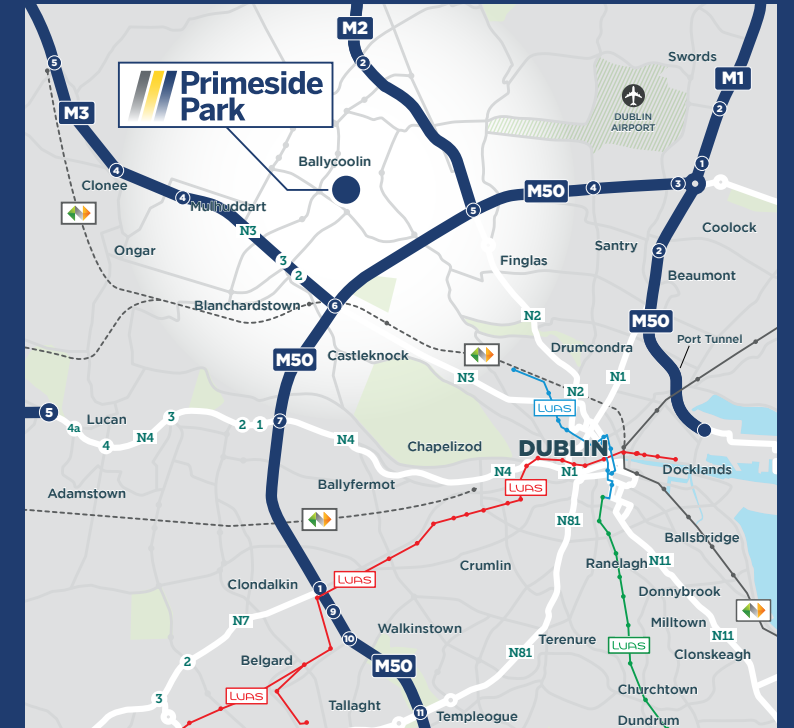


Location

Primeside Park is a modern light industrial/enterprise development situated approx. 10.0 kms north west of Dublin city centre, approx. 10.0 kms west of Dublin Airport and approx. 4.0 kms from the N2 Motorway at Exit 2.

The Park is accessed via Kilshane Way, an important link road within the wider Ballycoolin/Blanchardstown commercial district, dominated by the well-known Northwest Business Park. Kilshane Way subsequently interconnects with the N2/M3 Link Road.

The Link Road is an important route connecting the Park with the M50 Motorway which subsequently provides strategic access to the national motorway network, Dublin Airport and the Dublin Port Tunnel.



Primeside Park is a multi-let light industrial estate, which comprises 25 modern units with a total floor area of approximately 71,300 sq. ft.



N2 Exit 2
4 km



M3 Exit 2
5 km



Dublin Airport
10 km



Dublin Port Tunnel
12 km



Photographs are for indicative purposes only to illustrate proposed refurbishment works.

The park is situated on a self-contained 1.3 ha (3.15 acres) site and is strategically positioned in the heart of the north Dublin industrial/logistic district. It adjoins Northwest Business Park, and is within close proximity to Dublin Airport, Dublin Port Tunnel and the M2 and M3 motorways.

Occupiers within the Park include Glancy Fawcett, Youcube group and Paul Thompson Freight Ltd while surrounding occupiers in the locality also include PCI Pharma, DB SCHENKER, KUEHNE + NAGEL and the HSE to name a few.

The below properties highlighted are available to let only.

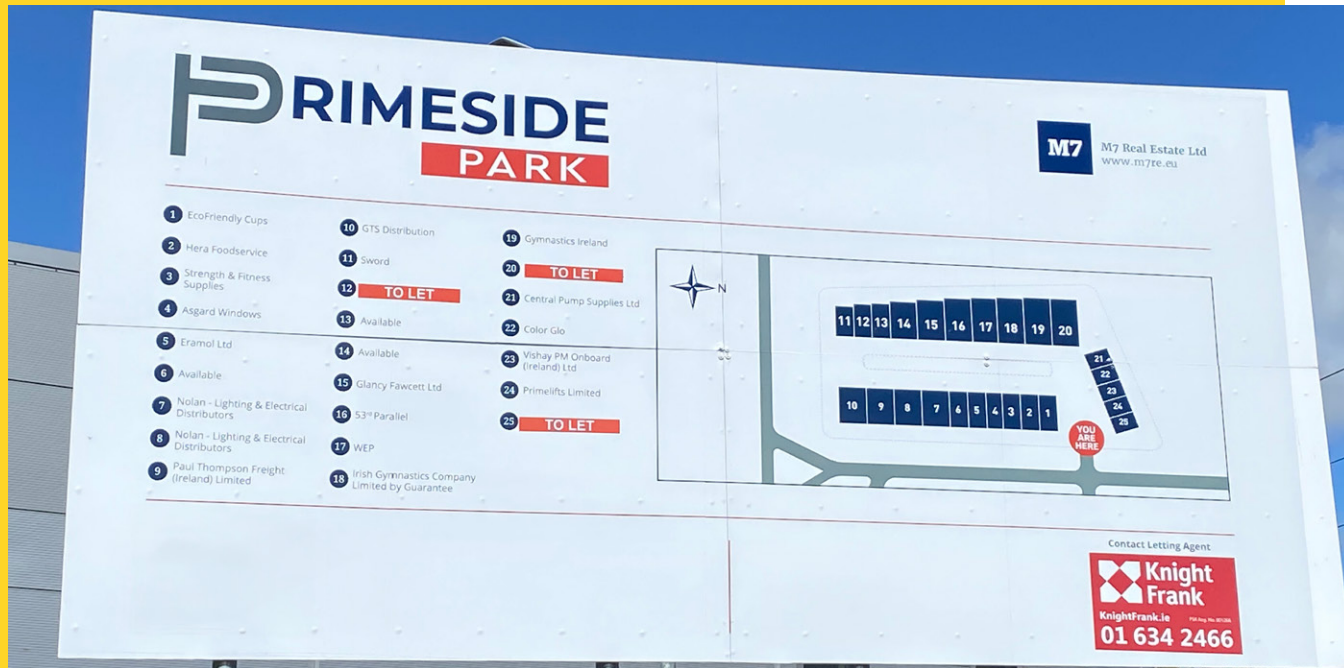


Schedule of Accommodation

Unit No.	Warehouse (sq. m.)	Warehouse (sq.ft.)	Office (sq .m.)	Offices (sq. ft.)	Total (sq. m.)	Total (sq. ft.)
Unit 1	145	1,561	76	818	221	2,379
Unit 2	145	1,561	76	818	221	2,379
Unit 3	145	1,561	76	818	221	2,379
Unit 4	141	1519	75	803	218	2,321
Unit 5	145	1,561	76	818	221	2,379
Unit 6	145	1,561	76	818	221	2,379
Unit 7	205	2,207	118	1,270	323	3,477
Unit 8	205	2,207	118	1,270	323	3,477
Unit 9	205	2,207	118	1,270	323	3,477
Unit 10	205	2,207	118	1,270	323	3,477
Unit 11	117	1,259	76	818	193	2,077
Unit 12	119	1,284	72	784	192	2,068
Unit 13	136	1,464	72	775	207	2,228

Unit No.	Warehouse (sq. m.)	Warehouse (sq.ft.)	Office (sq .m.)	Offices (sq. ft.)	Total (sq. m.)	Total (sq. ft.)
Unit 14	215	2,314	188	1,270	332	3,574
Unit 15	239	2,573	118	1,270	356	3,832
Unit 16	252	2,712	118	1,270	369	3,972
Unit 17	264	2,842	118	1,270	381	4,101
Unit 18	276	2,971	118	1,270	393	4,230
Unit 19	284	3,057	118	1,270	402	4,327
Unit 20	289	3,112	120	1,289	408	4,401
Unit 21	84	904	72	775	156	1,679
Unit 22	84	904	72	775	156	1,679
Unit 23	84	904	72	775	156	1,679
Unit 24	84	904	72	775	156	1,679
Unit 25	85	918	76	820	161	1,738

*Intending tenants are specifically advised to verify all information including floor areas, etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake and satisfy themselves with their own investigations and into the working order of these items.



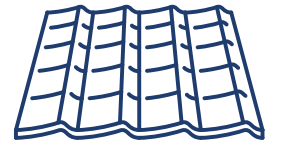
Specifications



End of terrace and mid terraced light industrial / enterprise units ranging in size from 161 sq.m. - 408 sq.m. (1,679 sq. ft. - 4,327 sq. ft.)



Steel frame construction with pre-cast concrete infill walls to 2.4 metres and finished externally with an insulated composite panel façade



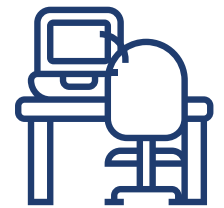
Covered with a double skin insulated metal deck roof incorporating perspex roof panels providing excellent natural light



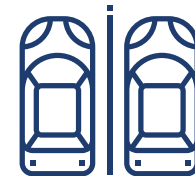
Clear internal eaves height of approx. 6.5 metres



Loading access is via one standard grade electronic roller shutter door to the front elevations



Reception / hallway and two storey office accommodation situated to the front elevation of each unit



Designated car parking spaces situated to the front elevations



Fully refurbished to include suspended ceilings with LED lighting throughout, plastered and painted walls, perimeter trunking, wall mounted electric heaters and carpet floor coverings throughout



Modern managed and secure business park environment



BER



Lease

Flexible lease terms available.

Rent

On application.

Contact

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