

ballymountlogisticshub.ie



BALLYMOUNT
LOGISTICS HUB
@JUNCTION 10/M50

BE AT THE **HUB OF LOGISTICS**

➤ **TO LET**

➤ **151,889 SQ FT**
OF PRIME WAREHOUSING

➤ **AVAILABLE NOW**



CBRE

01 PROPERTY HIGHLIGHTS

- **Substantial refurbishment underway**
- **Detached warehouse facility**
of approx. 151,889 sq ft on total
site of approx. 7.33 acres
- **Situated on Ballymount Avenue**
with instant access to the M50 motorway
- **Significant refurbishment programme**
underway which will include
a reconfiguration and comprehensive
modernisation of existing space
- **Targeted BER A2**



**VIEW
LOCATION**



02 LOCATION

- Situated in M50 Business Park, with immediate access to the M50 and the Greenhills Road.
- Located in the heart of Dublin's prime industrial hub with the benefit of extensive frontage onto both Ballymount Avenue and the Greenhills Road.
- Notable occupiers in the surrounding area include U-Store It, Applegreen, Virgin Media, Munster Joinery, UPS, AWS, Wurth, Pilsen Skoda, Honda and Spanners.

 **23.4kms**
(22 MINS)

 **9.3kms**
(30 MINS)

 **12kms**
(22 MINS)

 **700m**
(1 MIN)

PROPERTY DESCRIPTION

Warehouse

- Detached high-bay logistics facility
- Steel portal frame construction
- Insulated metal deck roof
- Translucent roof lights
- Loading access via 26 x dock levellers
- Clear internal height of approx. 8.7m
- LED lighting throughout with PIR sensors
- New fire alarm system

Office

- Open plan layout
- Newly refurbished to CAT A standard
- Perimeter Trunking
- New suspended ceilings
- New double glazed aluminium framed doors & windows
- Painted and plastered walls
- New carpets throughout
- New external finishes
- LED lighting throughout with PIR sensors
- New fire alarm system
- Air source heat pump
- New VRF heating and cooling system

Additional

- 6 x EV parking spaces
- Enclosed cycle and scooter parking and charging
- New staff shower and changing areas
- Resurfaced car park
- Refurbished perimeter fencing
- New perimeter landscaping
- Building energy management system
- Targeting BREEAM 'Very Good'

SCHEDULE OF ACCOMMODATION

Accomodation	Area (sq m)	Area (sq ft)
Warehouse	11,211	120,674
Ground Floor Offices	808	8,697
First Floor Offices	595	6,405
Second Floor Offices	39	420
First Floor Concrete Mezzanine	798	8,590
Second Floor Concrete Mezzanine	660	7,104
Total Gross External Area	14,111	151,889



MULTIPLE ACCESS POINTS

FULL CIRCULATION SPACE

SECURE SITE OF
APPROX. 7.33 ACRES

3 X GRADE LEVEL DOORS

PALLET SPACE FOR
17,175 EURO PALLETS

26 X DOCK LEVELLERS

6 X EV CHARGING SPACES



GREENHILLS ROAD

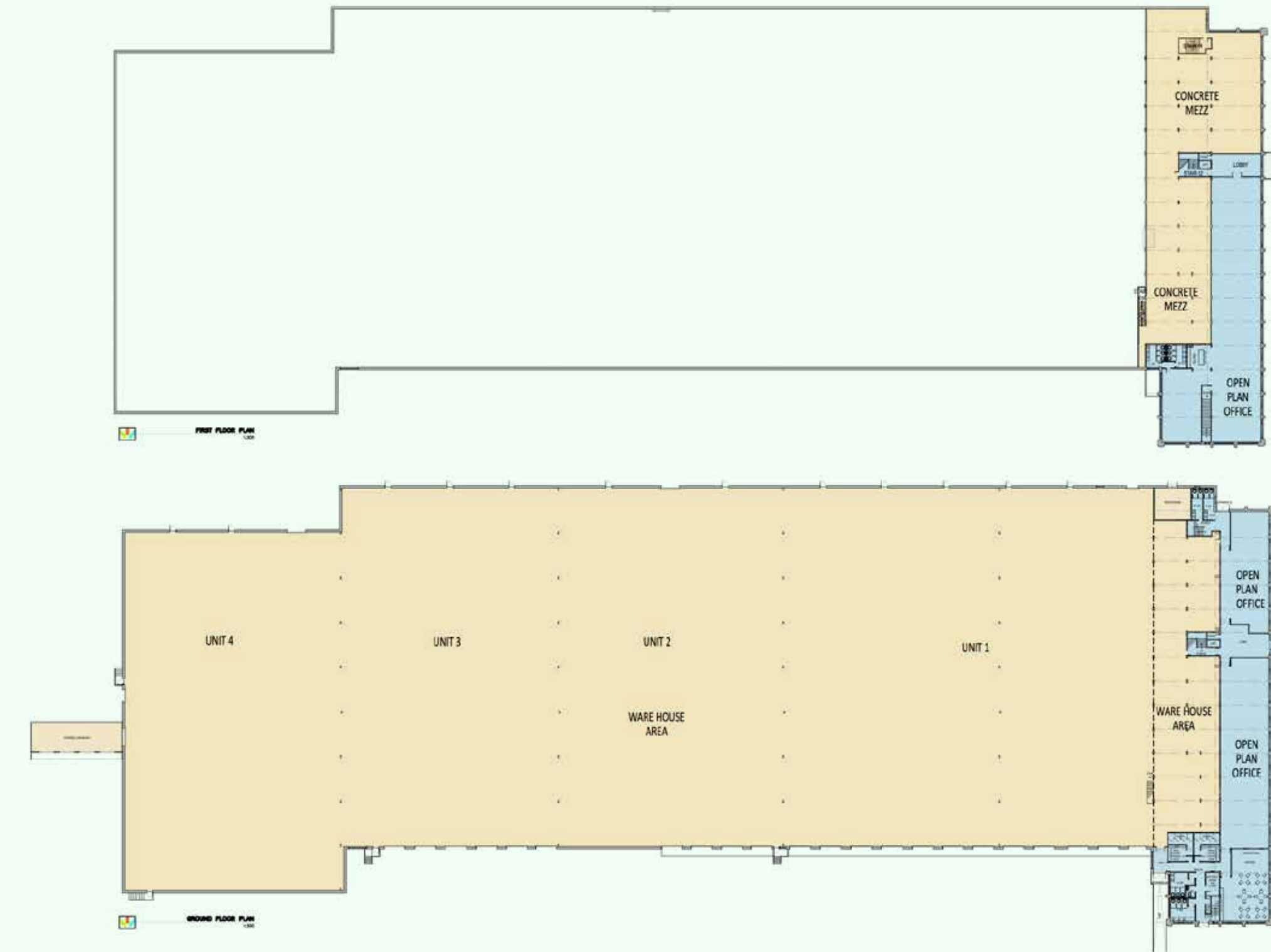
BALLYMOUNT AVENUE

Approx. 60m
Yard Depth

Approx. 30m
Yard Depth



04 FLOOR PLAN





05 SUSTAINABILITY



BREEAM 'Very Good' is targeted. BREEAM is a leading science-based suite of validation and certification systems for a sustainable built environment. It provides a pathway towards achieving operational net zero carbon and beyond, using an integrated energy tool to measure stepped performance that is based on robust research, development and many years of experience as a world-leading environmental assessment methodology. BREEAM results in far lower running costs, by identifying ways to continuously improve environmental efficiencies in a building.



An 'A' rating is the highest BER rating available and is representative of the most energy-efficient buildings on the market. In targeting an improvement in the BER from C2 to A2, M7 Real Estate are demonstrating their commitment to both the environment and their occupiers, who will in turn benefit from the lowest possible annual utility costs. In addition, this improvement in BER will also positively effect the environment, with the annual operational carbon reduction per year equivalent to the carbon capture of 4000 trees.



M7 Real Estate are members of the Irish Green Building Council. The Irish Green Building Council is one of 80 such councils globally, working to accelerate the transition to a fully sustainable work environment.



Members of the All-Ireland Pollinator Plan. M7 Real Estate are committed to the protection of the environment, by taking actions that are recommended by the AIPP to create spaces that are pollinator friendly.

DRIVING SUSTAINABLE CHANGE IN THE BUILT ENVIRONMENT

EV charging

PV infrastructure

LED lighting with PIR sensors

Air source heat pumps

Increased air tightness

Water efficient sanitary fittings

Native and adaptive planting increasing site bio-diversity

The above improvements will result in a **68% reduction in energy consumption and related operational carbon emissions** for the occupier



Outgoings

Rent on application.

Commercial Rates are currently payable at the rate of €142,140 per annum.

There is no Service Charge applicable.

Services

All services are available and connected to the subject property. Services and utilities such as broadband and telephone are the responsibility of the occupier.

BER



Targeted BER Rating: A2

Energy Performance Indicator: 50 kWh/m²/yr



07 CONTACT

Inspections

Strictly by appointment with the sole leasing agents, CBRE.

CBRE

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Real Estate

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