

NEXUS

VISION

**Setting new benchmarks  
for sustainability, design  
and wellbeing.**



17 state of the art logistics units  
extending to 2.5 million sq ft  
with market leading amenities.



LOCATION

# Joining the dots for Irish and international logistics.



LOCATION

Delivering swift and seamless access to Dublin and every major Irish city.

**N2**

🕒 1 min

**M50**

🕒 4 mins

**Dublin Airport**

🕒 10 mins

**Port Tunnel**

🕒 10 mins

**City Centre**

🕒 23 mins

**Belfast**

🕒 100 mins

**Rosslare**

🕒 120 mins

**Cork**

🕒 165 mins

**Galway**

🕒 130mins



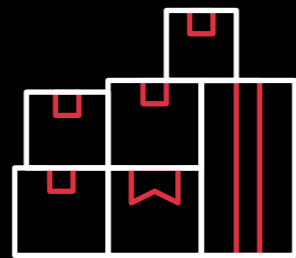
View in maps

LOCATION

# Demographics

## 21%

more warehouse space will be required just to service the forecasted growth in e-commerce



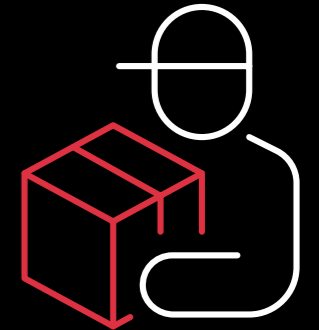
## 1.75<sup>m</sup>

people are within 50km of Nexus



## 60,000 people

employed in transportation and storage within 60 minutes of Nexus



## €32-35<sup>k</sup>

average warehouse operative salary range in Dublin



## 80%

of workers at nearby logistics parks live within 30 minutes of Nexus



## 56%

of local space is occupied by 3PLs

## 10 mins

walk from No.40 bus stop

**Active** commuter facilities on site

**Direct** motorway access

**Extensive** parking with each unit

**Two** new bus routes proposed

**Dedicated** on site bus stop



Source: CBRE Consumer, Supply Chain & Talent Consulting

MASTERPLAN

# A sustainable logistics park that exceeds expectations.



# MASTERPLAN

## 17 state of the art logistics units.

UNITS	
Unit One	<a href="#">View</a>
Unit Two	<a href="#">View</a>
Unit Three	<a href="#">View</a>
Unit Four	<a href="#">View</a>
Unit Five	<a href="#">View</a>
Unit Six	<a href="#">View</a>
Unit Seven	<a href="#">View</a>
Unit Eight	<a href="#">View</a>
Unit Nine	<a href="#">View</a>

AMENITIES	
Sports & Retail	<a href="#">View</a>
Pavilion & Boardroom	<a href="#">View</a>



**2.5 million**  
sq ft of capacity





SUSTAINABILITY

**A new kind of logistics hub with sustainability in its DNA.**

SUSTAINABILITY

# Design innovation reduces energy use intensity to minimise cost.



### Electric car (EV) charging stations

Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



### Renewable energy

On-site renewable energy production using roof mounted photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.



### Energy usage monitoring

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



### LED lighting

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings to reduce energy costs.



### Glue-laminated timber

IPUT have pioneered the use of glue-laminated timber in logistics development in Ireland and each unit has the potential to be delivered to a net zero carbon standard.



### Recycling

Dedicated space for storage and collection of recyclables to reduce environmental impact.



### Rainwater harvesting

Rainwater harvesting system to reduce potable water consumption.



### Energy efficient building envelope

Advanced building envelope to improve thermal performance.



SUSTAINABILITY

# A low carbon solution

Occupiers can opt for a full timber glue-laminated structural frame, reducing embodied carbon by up to 30%.

SUSTAINABILITY CASE STUDIES

# Occupier costs are reduced at IPUT logistics developments.



Unit G, Aerodrome Business Park, Co. Dublin,

Unit G at Aerodrome Business Park, completed in October 2021, was our first warehouse development to apply our new sustainable standards for logistics buildings, with maximising renewable energy generation being a key design consideration.

We increased the structural capacity of the roof and upgraded the infrastructure of the building to allow 1053 solar panels to be installed, covering 50% of the roof area and giving Life Style Sports the capacity to produce up to 386kWp from the photovoltaic installation. This should save the company up to €105,000 per year in electricity costs while meeting their energy needs.

The building was designed to the highest sustainability standards, achieves an energy use intensity of 23 kWh/m<sup>2</sup>/year and has the potential to feed into the overall electricity grid during peak production periods.

**1053**

solar panels installed

**€105,000**

Annual saving potential

# Smart metering technology at Quantum Logistics Park.

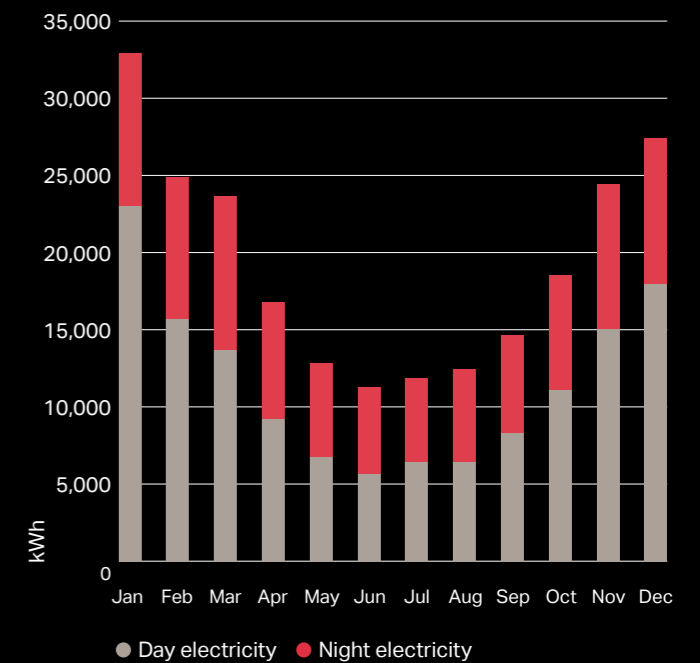
Smart metering technology installed at Nexus Logistics Park allows IPUT to monitor electricity use, warehouse temperature and indoor air quality.

Our sustainability team use this data to provide informed strategies to all occupiers to drive efficiency and reduce operational cost.

This has been implemented to great effect at Quantum Logistics Park where regular engagement with occupiers has driven tangible cost savings.

As a long term owner, IPUT is committed to reducing carbon emissions in line with our Net Zero 2030 pathway. IPUT will assist occupiers to maximise the benefit of the highest building specification provided at Nexus including PV provision and enhanced cladding thickness.

12 month electricity snapshot from one unit in Quantum Logistics Park



Unit One  
Quantum Logistics Park  
Co. Dublin



SUSTAINABILITY

**A landscape that nurtures people, wildlife and biodiversity.**



Nexus is set on 182 acres with mature forestry. 40,000 additional native trees and shrubs will be planted across the development with a net biodiversity gain of 39%.

This creates an environment for people, wildlife and nature to thrive.

Each building will form part of the landscape with green views for occupiers to enjoy.

## Forest amenity

Dedicated to occupier wellbeing

# 14,413

Trees will be planted at Nexus Logistics Park

# 39%

Biodiversity gain (Agricultural to native woodland)

AMENITIES

Transforming the logistics park into a vibrant, thriving, green community.





AMENITIES

# First of its kind in Ireland, Nexus provides extensive on site amenities

Nexus Logistics Park provides extensive on site amenities for the benefit of all occupiers.

Fully fitted indoor gym, full size astro pitch, two padel courts and extensive cycling / jogging paths.

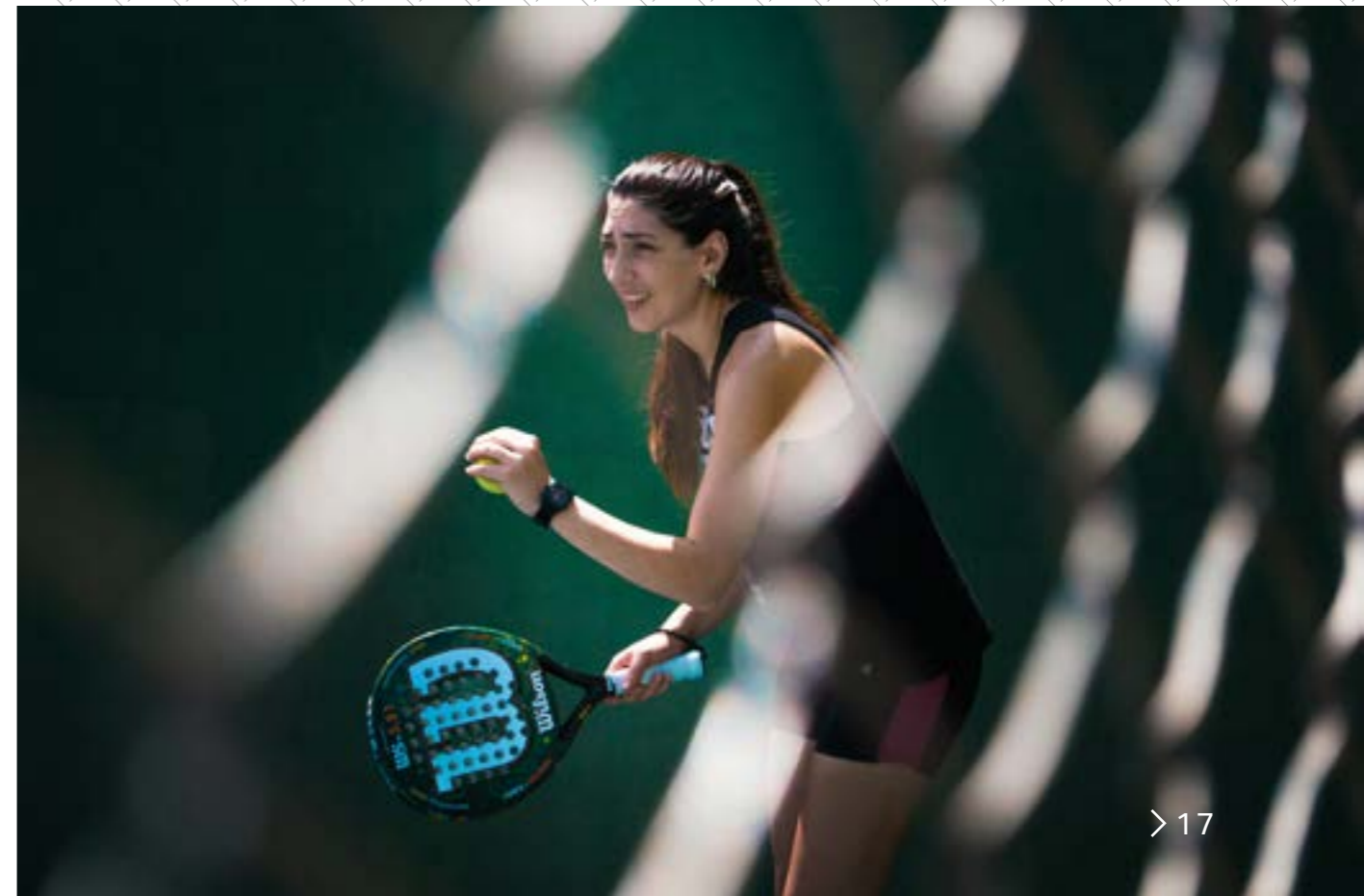
This gives occupiers the opportunity to attract and retain the best in the industry, promoting well being and improved productivity.



IPUT installed gym at Studio, Fifteen Georges Quay, Dublin 2



Clockwise from top  
Fully fitted indoor gym, padel courts, full size astro pitch





Food vendors

Outdoor seating

Bookable boardroom

## AMENITIES

# Outdoor Pavilion and boardroom

Nexus makes employee wellbeing a priority. Investing in world-class placemaking to create an exceptional workplace.

An outdoor pavilion with exceptional landscaping provides occupiers with a space for to meet, take a break and take in nature.

A dedicated occupier boardroom is available for bookings to provide an external resource for meetings and staff training.



Top Public pavilion  
Right Café / retail



Fifteen Georges Quay, Dublin 2

**Occupiers at Nexus will have access to IPUT's city centre amenity for meetings, events or a quiet place to work.**



#### **An invitation to IPUT Real Estate occupiers.**

We're constantly looking for ways to add value for the people who use our buildings.

Studio is the latest innovation in our portfolio. We have transformed the ground floor and rooftop garden of Fifteen George's Quay into an exclusive amenity space. Occupiers in the IPUT portfolio are allocated membership on a space leased basis.

Pictured above  
Fifteen Georges Quay, Dublin 2

#### **An innovative destination at the centre of the city.**

Studio is a beautifully designed, contemporary space with a relaxed, informal atmosphere.

Blending business lounge elements, meeting & event spaces, and a wellness suite. It is all about bringing out the best in people, gathering them together in a relaxed environment and surrounding them with smart technology and premium amenities.

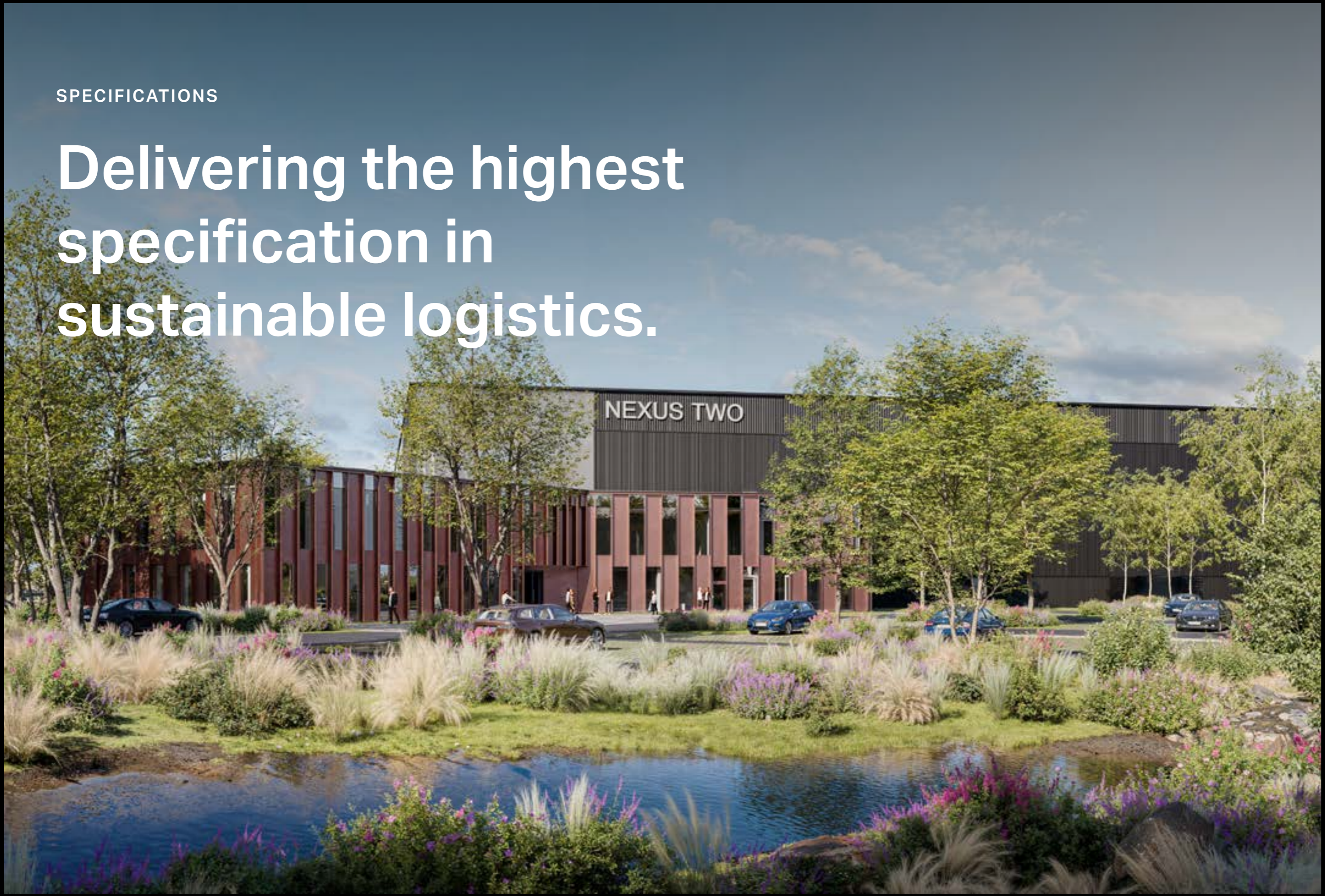
#### **Changing how people think, perform and connect.**

Over 4,000 sq ft of sleek, city-centre space with its own in-house barista and concierge service. The free-flowing organic layout flexes to create the perfect experience for every person, team and company. The rooftop garden is a thoughtfully designed outdoor space, offering an ideal setting for private events.

Studio is in an excellent location overlooking The Custom House and River Liffey. Tara Street Station is right on the doorstep. Connolly Station, Busaras and the Luas are just minutes away.

SPECIFICATIONS

Delivering the highest specification in sustainable logistics.





14m  
clear  
internal  
height

# Unit One

**262,000** sq ft  
Premium logistics space

**14m**  
Clear internal height

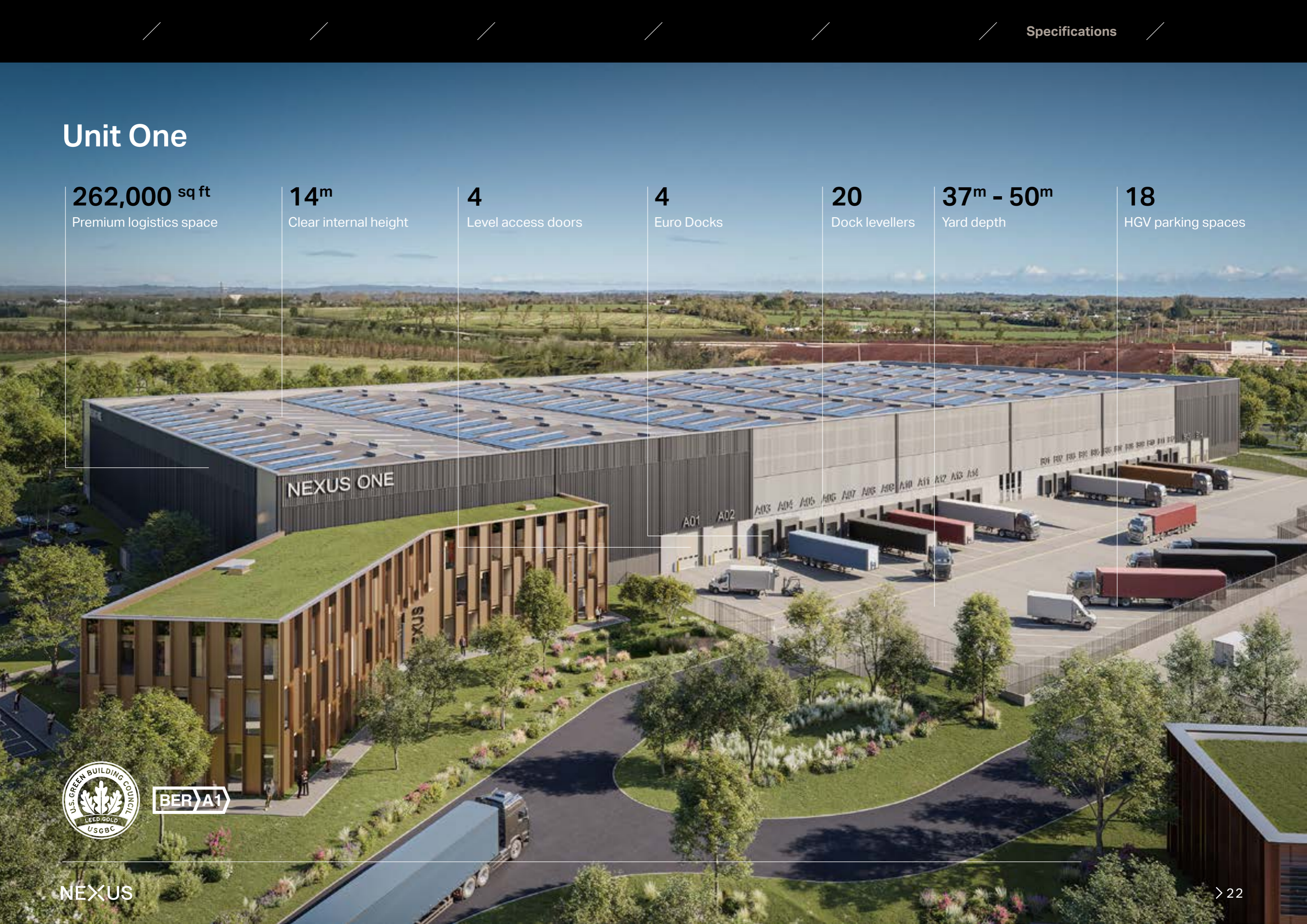
**4**  
Level access doors

**4**  
Euro Docks

**20**  
Dock levellers

**37m - 50m**  
Yard depth


**18**  
HGV parking spaces




# Unit One

24,365 sq m / 262,265 sq ft

FLOOR	SQ M	SQ FT
Warehouse	22,546	242,685
Offices	1,819	19,580
<b>Total</b>	<b>24,365</b>	<b>262,265</b>

 FM1 grade warehouse floor

 14m clear internal height

 CAT A offices and team facilities

 202 car parking spaces  
23 EV spaces, 135 bike spaces

 Fast connectivity to M50  
Motorway, M2, Dublin Airport  
and the Port Tunnel



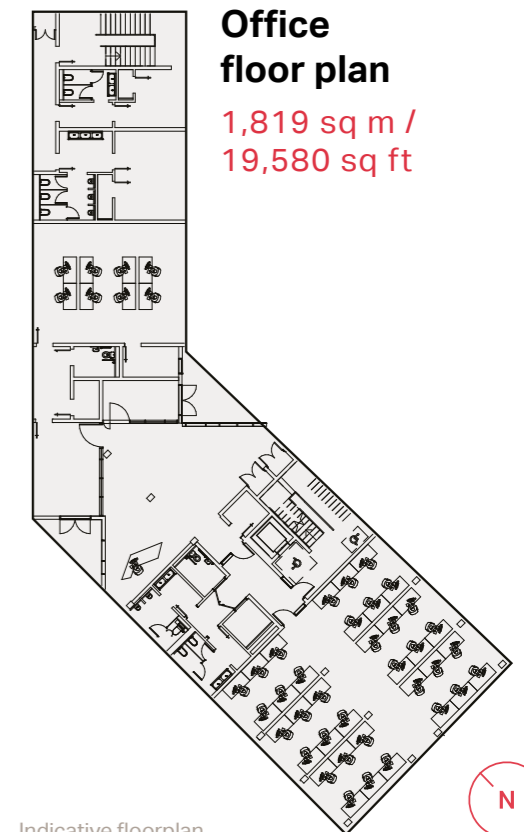
20 dock levellers. 4 Euro docks 

37.5m to 50m yard depth 

18 HGV parking spaces 

4 level access doors 

**Office floor plan**  
1,819 sq m / 19,580 sq ft



Indicative floorplan



# Unit Two

**186,000** sq ft  
Premium logistics space

**4**  
Level access doors

**4**  
Euro Docks

**14**  
Dock levellers

**14<sup>m</sup>**  
Clear internal height

**37<sup>m</sup> - 50<sup>m</sup>**  
Yard depth

**18**  
HGV parking spaces





# Unit Two

17,285 sq m / 186,056 sq ft

FLOOR	SQ M	SQ FT
Warehouse	16,025	172,493
Offices	1,260	13,563
<b>Total</b>	<b>17,285</b>	<b>186,056</b>

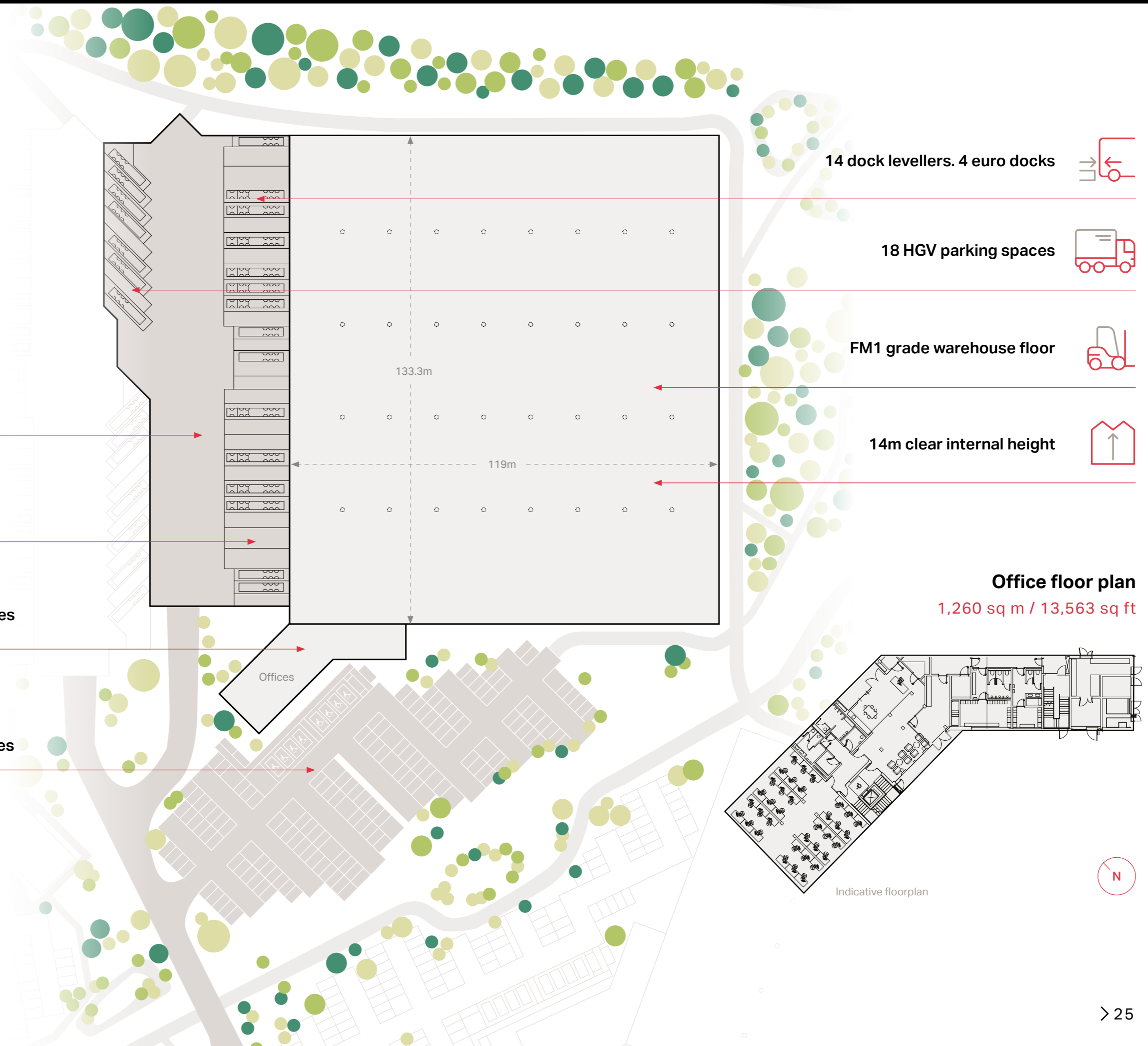
↔ 37.5m to 50m yard depth

→ 4 level access doors

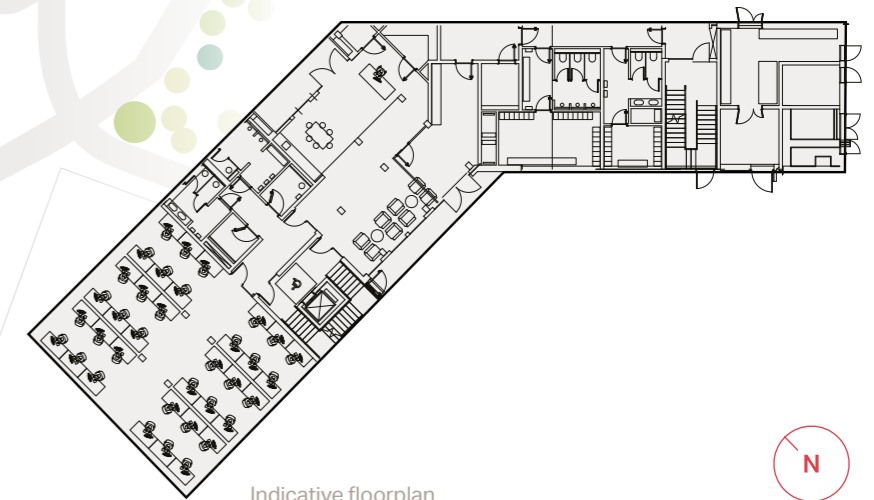
🪑 CAT A offices and team facilities

🚗 139 car parking spaces  
15 EV spaces, 95 bicycle spaces

🛣️ Fast connectivity to M50 Motorway, M2, Dublin Airport and the Port Tunnel



**Office floor plan**  
1,260 sq m / 13,563 sq ft



# Unit Three

**148,000** sq ft  
Premium logistics space

**14m**  
Clear internal height

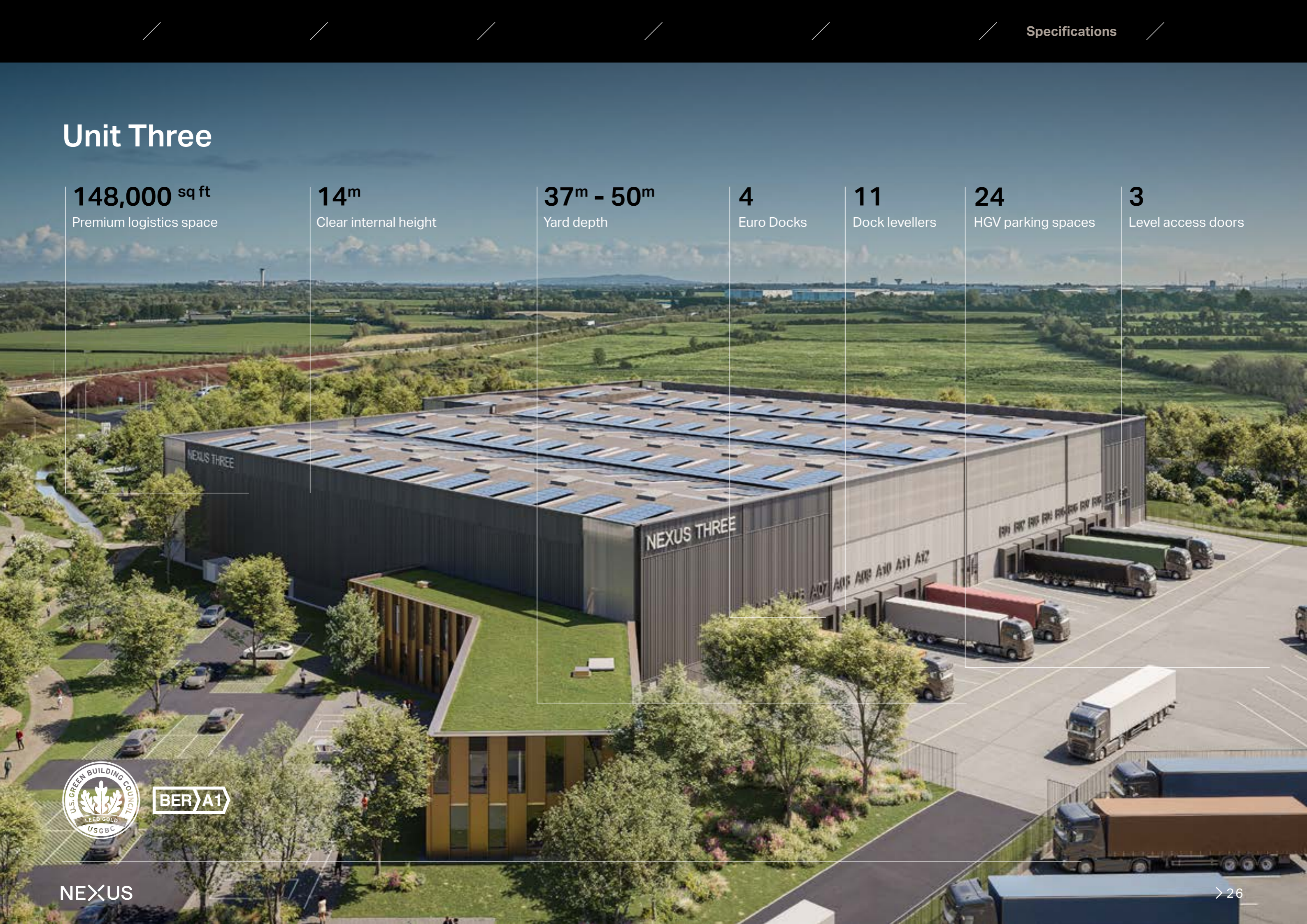
**37m - 50m**  
Yard depth

**4**  
Euro Docks

**11**  
Dock levellers

**24**  
HGV parking spaces


**3**  
Level access doors



# Unit Three


13,755 sq m / 148,059 sq ft

FLOOR	SQ M	SQ FT
Warehouse	12,508	134,636
Offices	1,247	13,423
<b>Total</b>	<b>13,755</b>	<b>148,059</b>

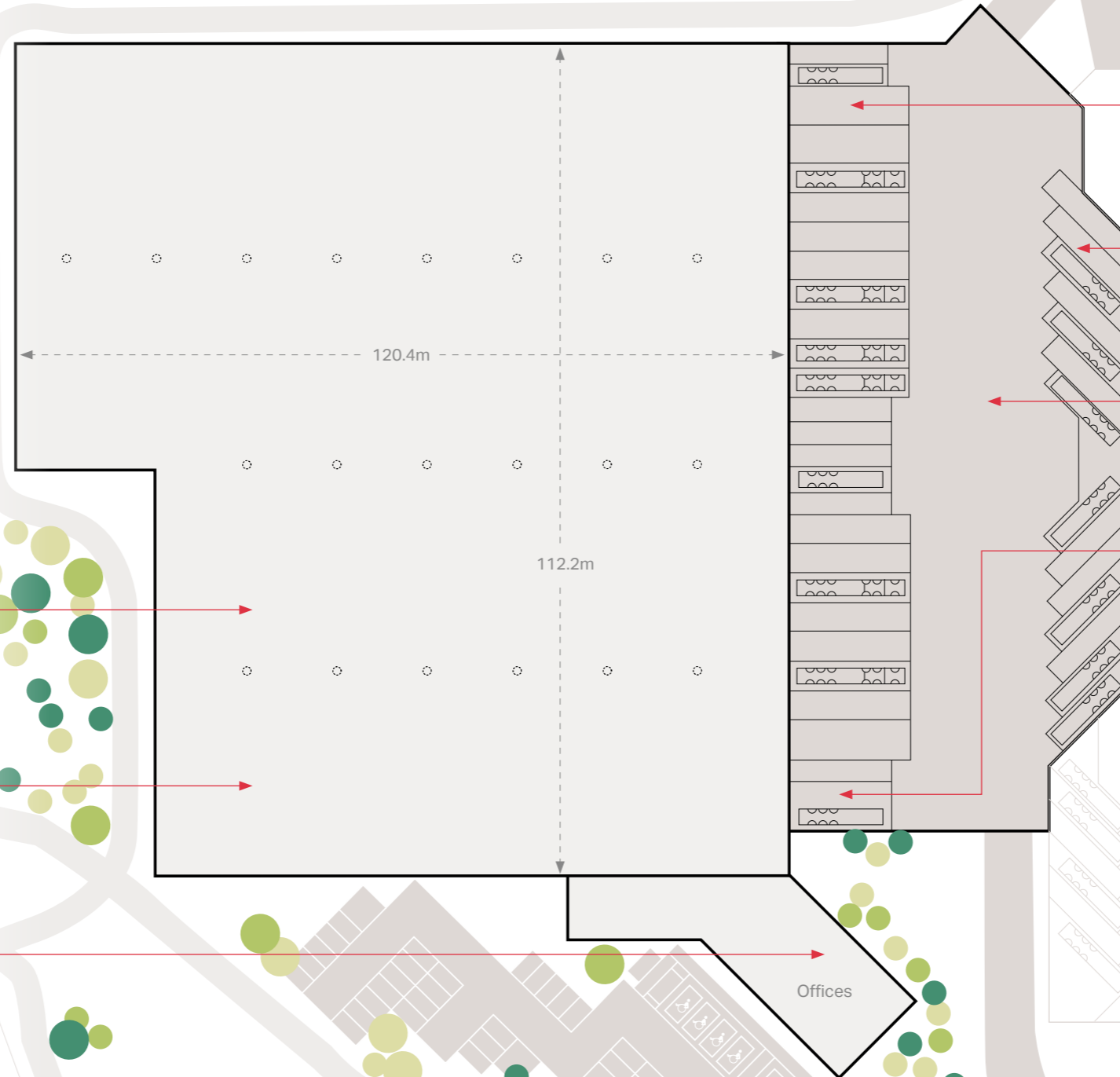
 FM1 grade warehouse floor

 14m clear internal height

 CAT A offices and team facilities

 112 car parking spaces  
12 EV spaces, 77 bicycle spaces

 Fast connectivity to M50 Motorway, M2, Dublin Airport and the Port Tunnel



11 dock levellers. 4 euro docks 

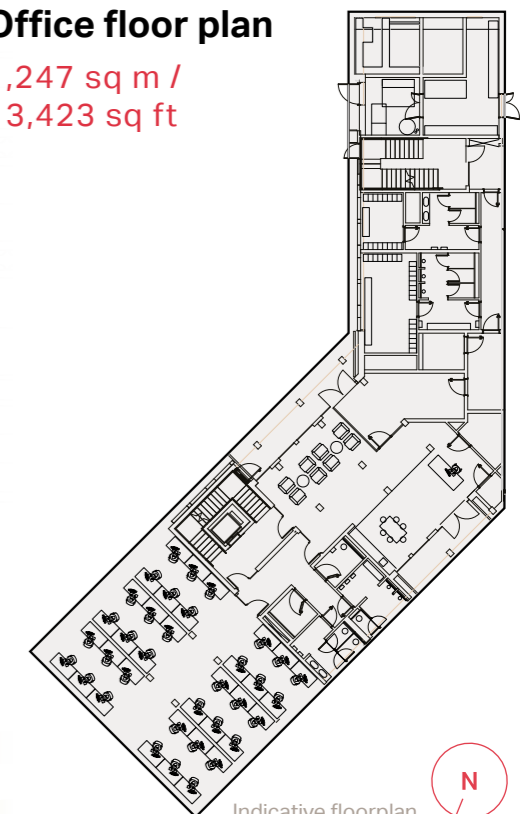
24 HGV parking spaces 

37.5m to 50m yard depth 

3 level access doors 

## Office floor plan

1,247 sq m /  
13,423 sq ft



# Unit Four

**112,400** sq ft  
Premium logistics space

**14m**  
Clear internal height

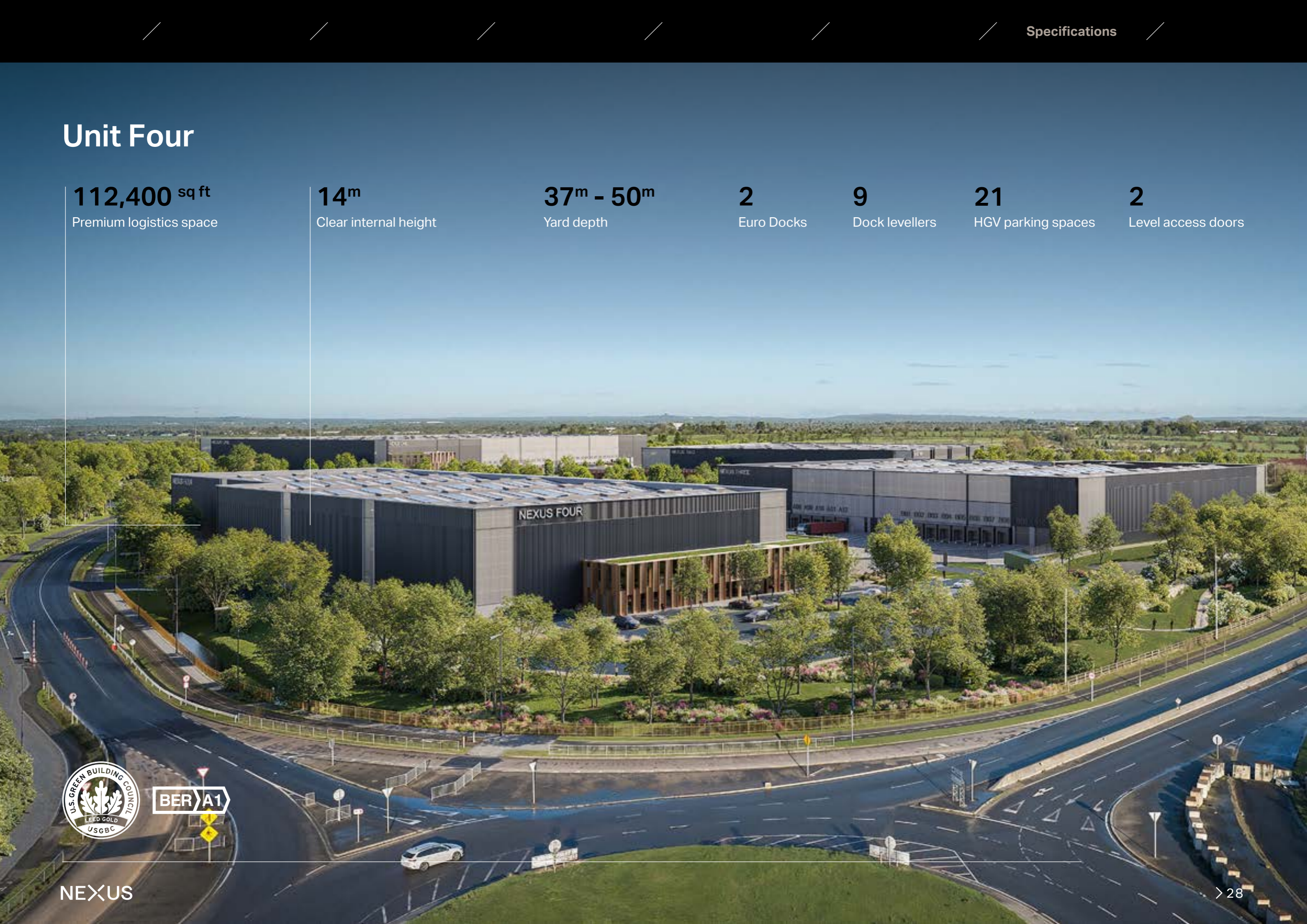
**37m - 50m**  
Yard depth

**2**  
Euro Docks

**9**  
Dock levellers

**21**  
HGV parking spaces

**2**  
Level access doors



BER A1

# Unit Four

10,441 sq m / 112,382 sq ft

FLOOR	SQ M	SQ FT
Warehouse	9,473	101,967
Offices	967.5	10,414
<b>Total</b>	<b>10,441</b>	<b>112,382</b>

 2 level access doors

 37.5m to 50m yard depth

 9 dock levellers. 2 euro docks

 21 HGV parking spaces

 Fast connectivity to M50 Motorway, M2, Dublin Airport and the Port Tunnel

81 car parking spaces  
9 EV spaces, 58 bicycle spaces



CAT A offices and team facilities



FM1 grade warehouse floor



14m clear internal height



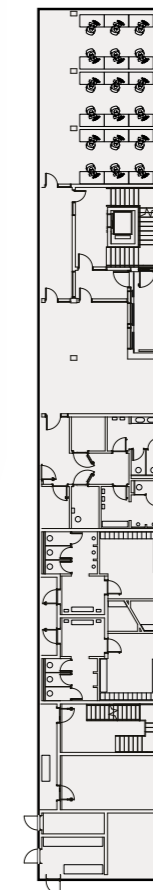
Offices

66m

155.3m

## Office floor plan

967.5 sq m /  
10,414 sq ft



Indicative floorplan



# Unit Five

**90,600** sq ft

Premium logistics space

**5**

Euro Docks

**5**

Dock levellers

**14**

HGV parking spaces

**2**

Level access doors

**14m**

Clear internal height

**37m - 50m**

Yard depth




**BER A1**


# Unit Five

8,414 sq m / 90,573 sq ft


FLOOR	SQ M	SQ FT
Warehouse	7,575	81,537
Offices	839.4	8,414
<b>Total</b>	<b>8,414</b>	<b>90,573</b>

 **Fast connectivity to M50 Motorway, M2, Dublin Airport and the Port Tunnel**

 **14m clear internal height**


 **FM1 grade warehouse floor**

 **CAT A offices and team facilities**

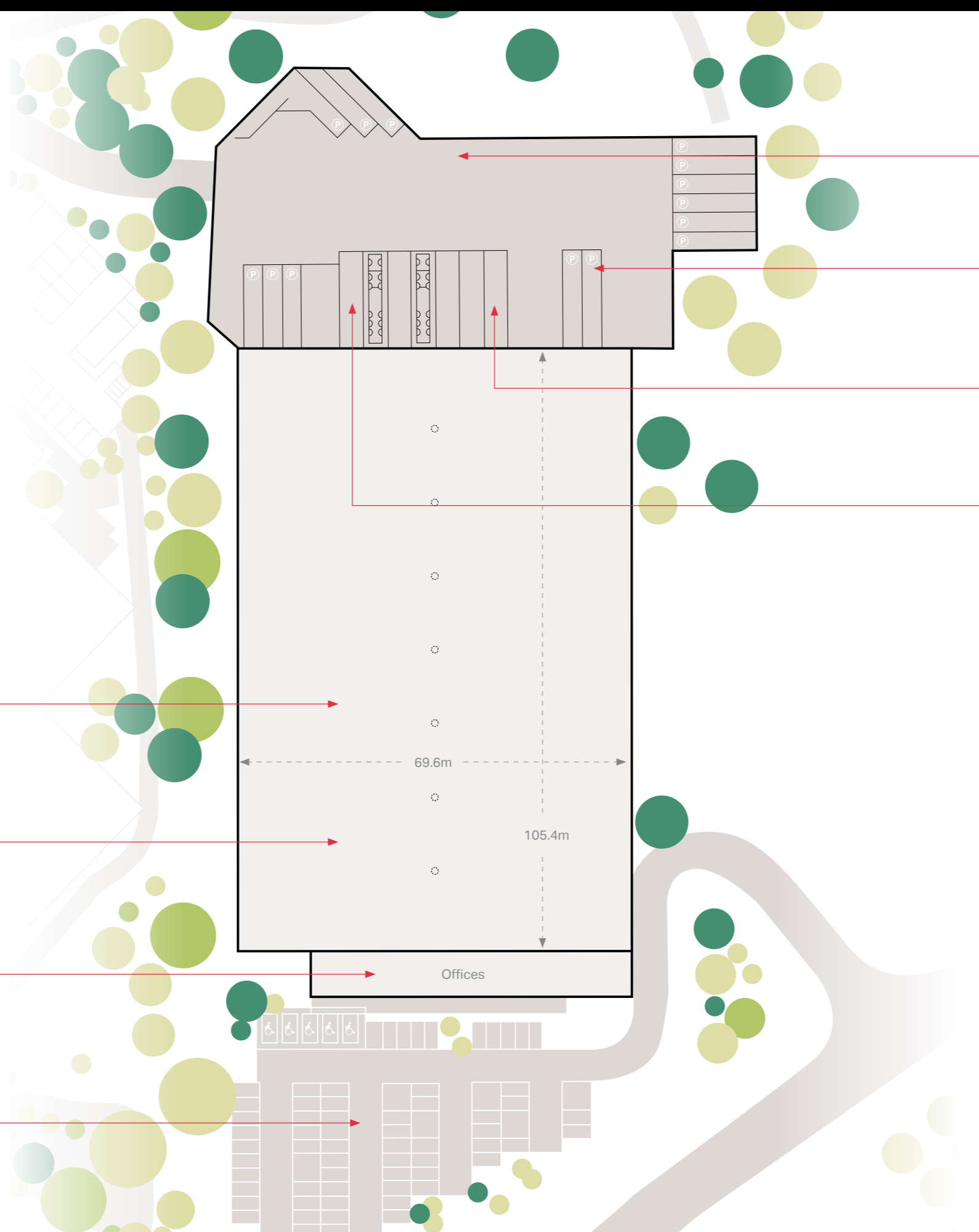
 **61 car parking spaces  
9 EV spaces, 49 bicycle spaces**

37.5m to 50m yard depth 

14 HGV parking spaces 

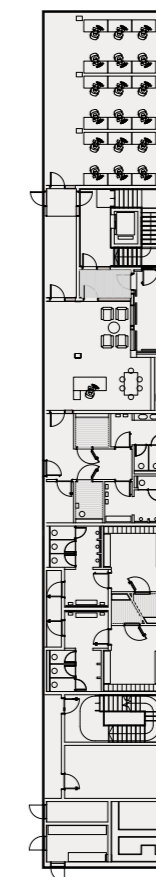
2 level access doors 

5 dock levellers. 5 euro docks 



## Office floor plan

839.4 sq m / 8,414 sq ft



Indicative floorplan



# Unit Six

**67,000** sq ft

Premium logistics space

**14m**

Clear internal height

**37m - 50m**

Yard depth

**1**

Euro Dock

**6**

Dock levellers

**2**

Level access doors

**7**

HGV parking spaces





# Unit Six

6,212 sq m / 66,868 sq ft

FLOOR	SQ M	SQ FT
Warehouse	5,620	60,494
Offices	592.2	6,374
<b>Total</b>	<b>6,212</b>	<b>66,868</b>

 52 car parking spaces  
71 bicycle spaces, 5 motorbike spaces

 CAT A offices and team facilities


 2 level access doors

 37.5m to 50m yard depth

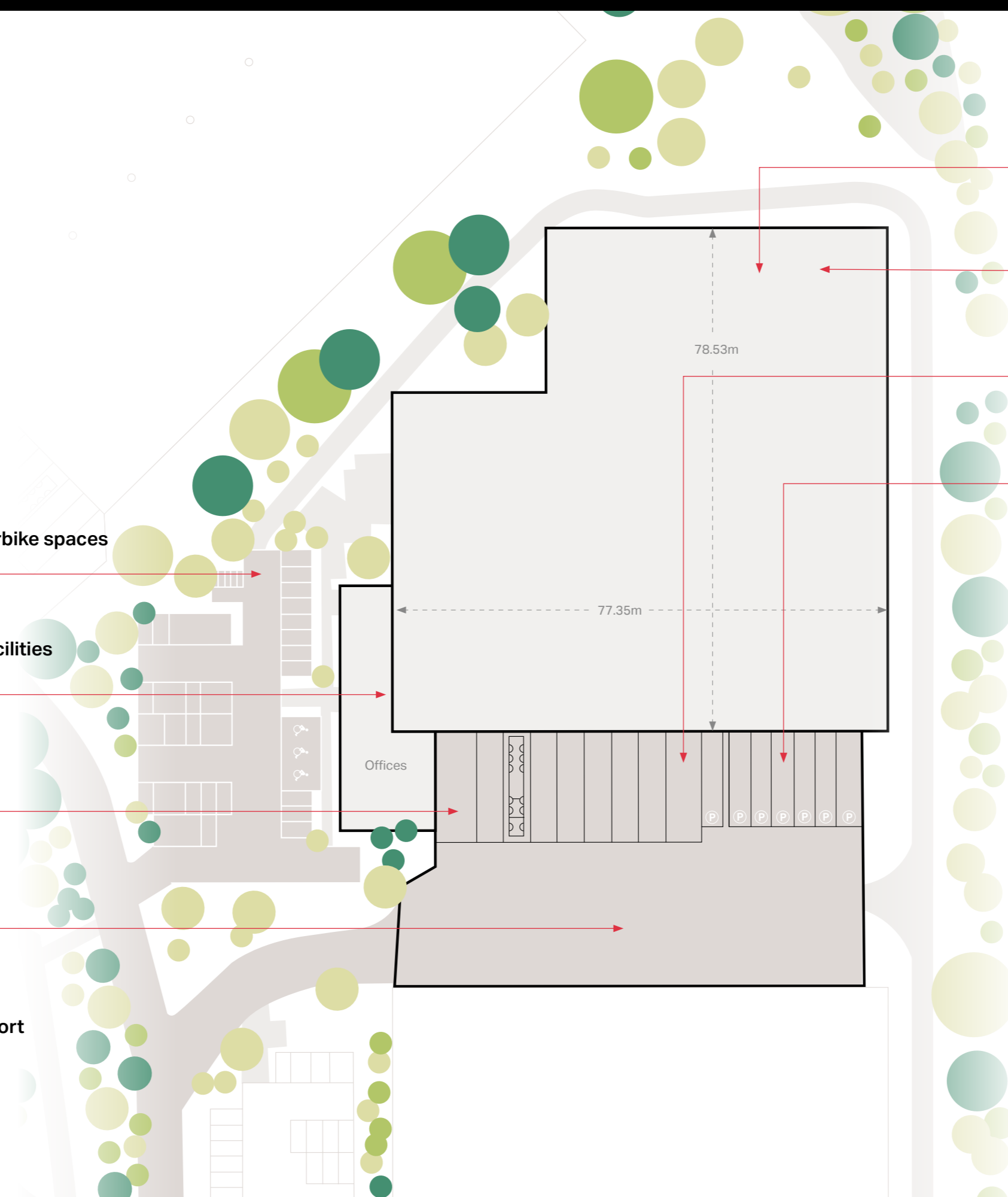
 Fast connectivity to M50 Motorway, M2, Dublin Airport and the Port Tunnel

14m clear internal height 

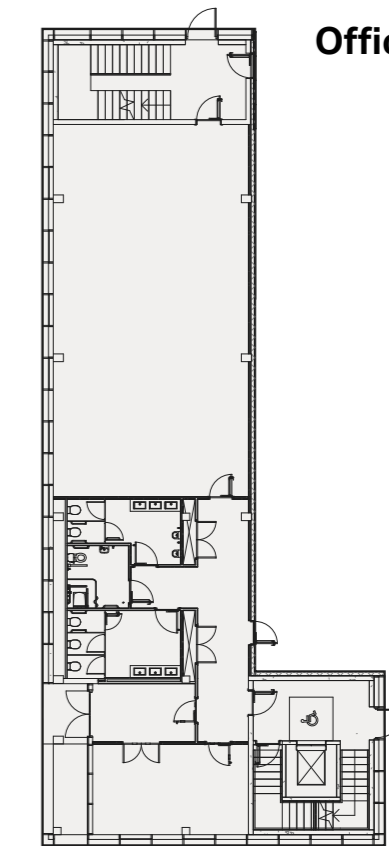
FM1 grade warehouse floor 

6 dock levellers. 1 euro docks 

7 HGV parking spaces 



**Office floor plan**  
592.2 sq m / 6,374 sq ft



Indicative floorplan



# Unit Seven

**87,500** sq ft

Premium logistics space

**14m**

Clear internal height

**37m - 50m**

Yard depth

**2**

Level access doors

**1**

Euro Dock

**8**

Dock levellers

**7**


HGV parking spaces



# Unit Seven

8,134 sq m / 87,554 sq ft

FLOOR	SQ M	SQ FT
Warehouse	7,328	78,879
Offices	806	8,676
<b>Total</b>	<b>8,134</b>	<b>87,554</b>

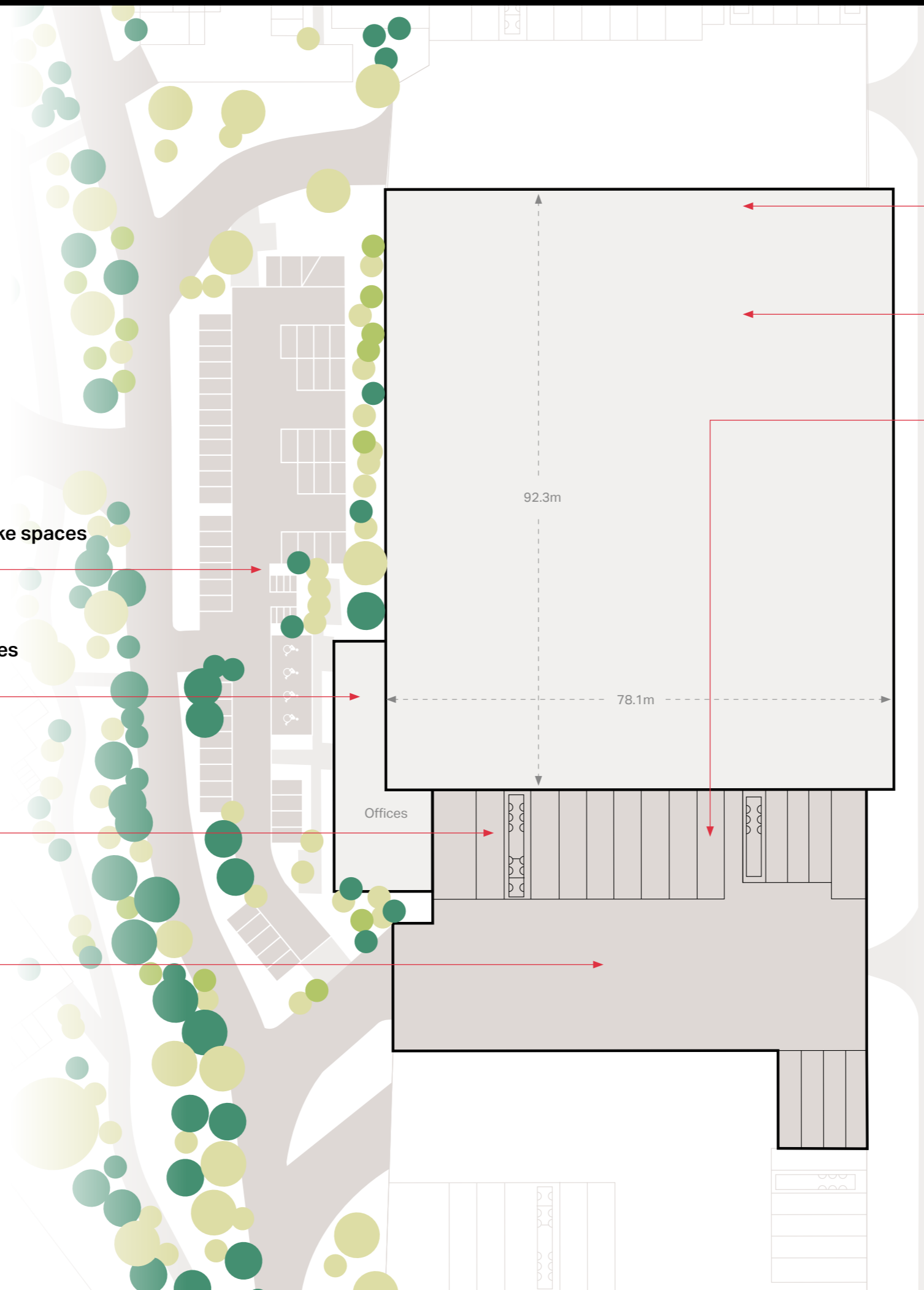
 61 car parking spaces  
88 bicycle spaces, 10 motorbike spaces

 CAT A offices and team facilities

 2 level access doors

 37.5m to 50m yard depth

 Fast connectivity to M50 Motorway, M2, Dublin Airport and the Port Tunnel



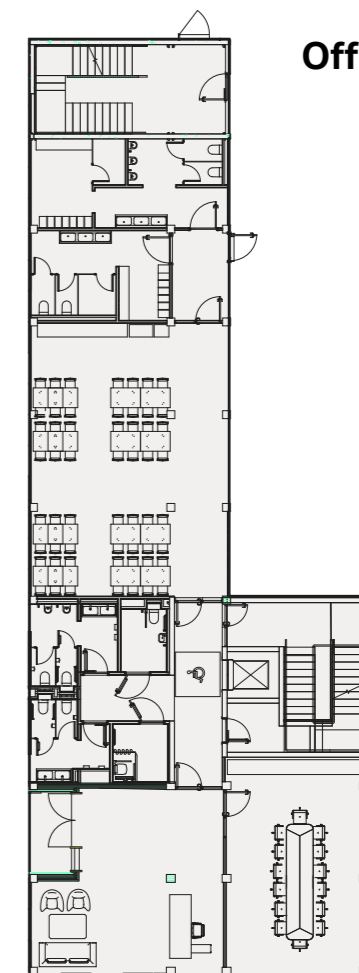
14m clear internal height 

FM1 grade warehouse floor 

8 dock levellers. 1 euro docks 

## Office floor plan

806 sq m / 8,676 sq ft



Indicative floorplan



# Unit Eight

**52,000** sq ft

Premium logistics space

**1**

Euro Dock

**5**

Dock levellers

**2**

Level access doors

**14<sup>m</sup>**

Clear internal height

**37<sup>m</sup> - 50<sup>m</sup>**

Yard depth

**6**

HGV parking spaces





**BER A1**


# Unit Eight


4,853 sq m / 52,238 sq ft

FLOOR	SQ M	SQ FT
Warehouse	4,221	45,435
Offices	632	6,803
<b>Total</b>	<b>4,853</b>	<b>52,238</b>

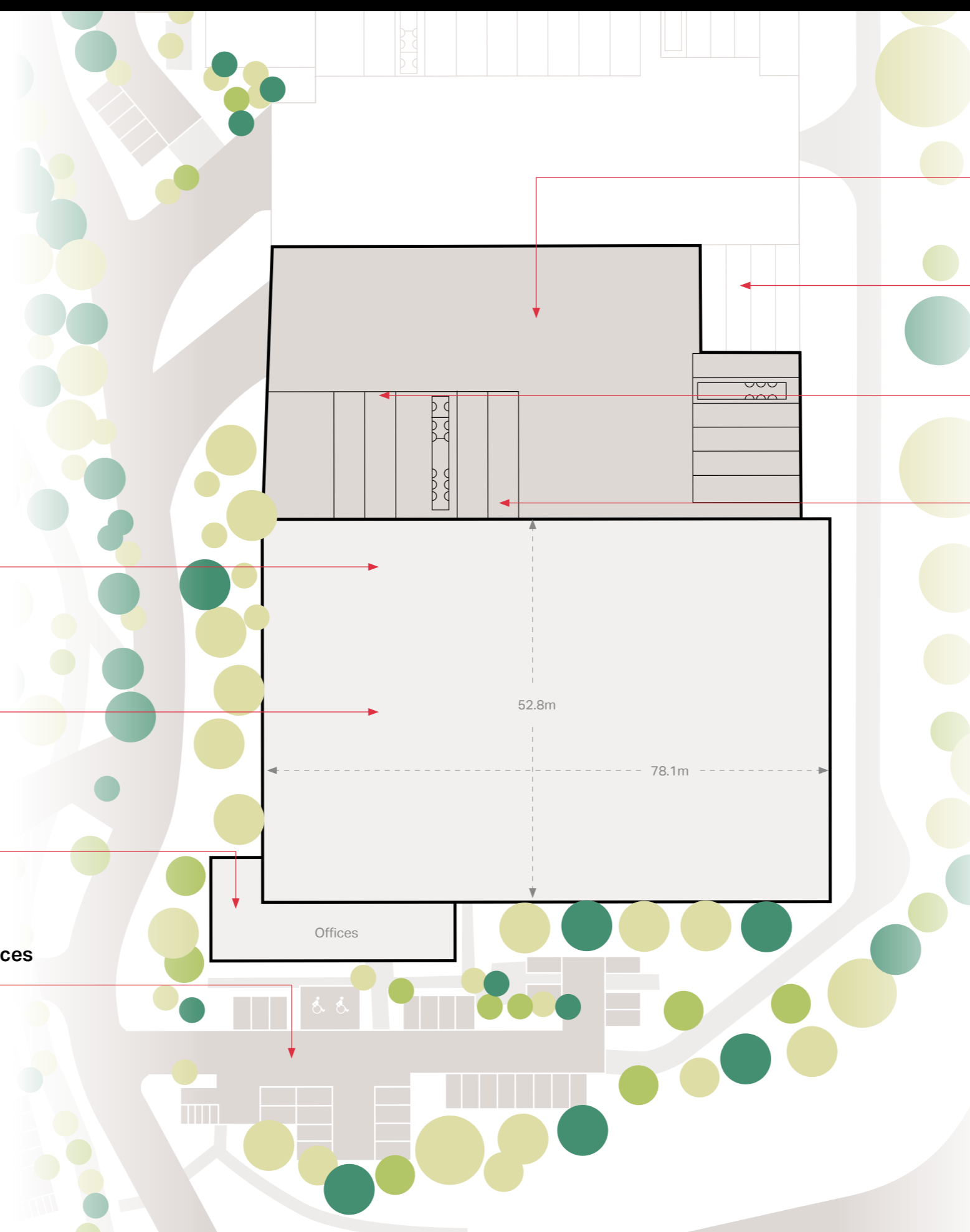
 14m clear internal height

 FM1 grade warehouse floor

 CAT A offices and team facilities

 35 car parking spaces  
59 bicycle spaces, 5 motorbike spaces

 Fast connectivity to M50 Motorway, M2, Dublin Airport and the Port Tunnel



37.5m to 50m yard depth 

6 HGV parking spaces 

2 level access doors 

5 dock levellers. 1 euro docks 



**Office floor plan**

632 sq m / 6,803 sq ft

Indicative floorplan



# Unit Nine

**460,000** sq ft  
Premium logistics space

**14m**  
Clear internal height

**37m - 50m**  
Yard depth

**40**  
Dock levellers

**4**  
Euro Docks

**43**  
HGV parking spaces

**9**  
Level access doors




# Unit Nine

42,734 sq m / 459,988 sq ft


FLOOR	SQ M	SQ FT
Warehouse	40,323	434,037
Offices	2,410	25,951
<b>Total</b>	<b>42,734</b>	<b>459,988</b>


 Option for cross docking

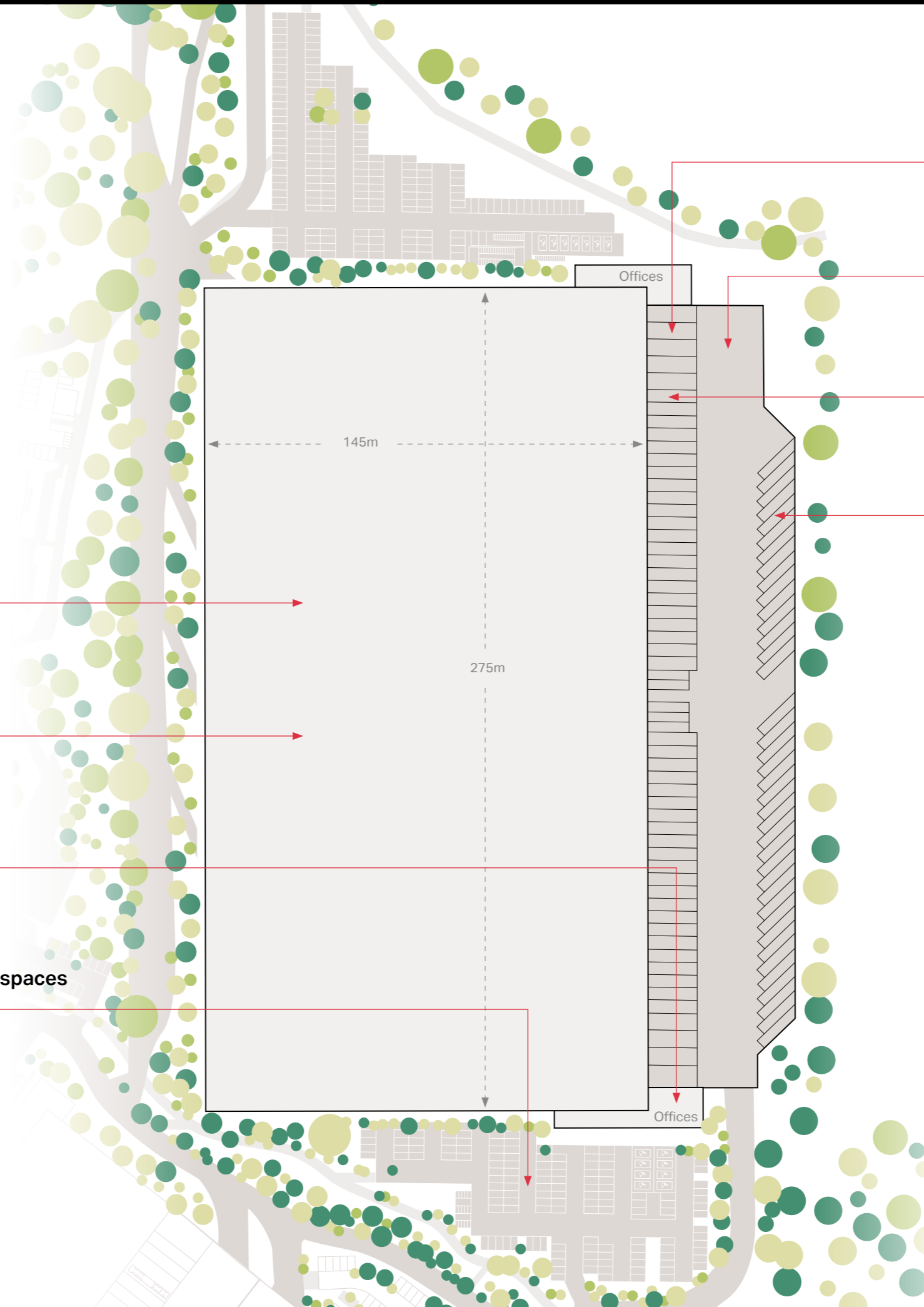
 FM1 grade warehouse floor

 14m clear internal height

 CAT A offices and team facilities


 278 car parking spaces  
453 bicycle spaces, 30 motorbike spaces

 Fast connectivity to M50  
Motorway, M2, Dublin Airport  
and the Port Tunnel



9 level access doors 

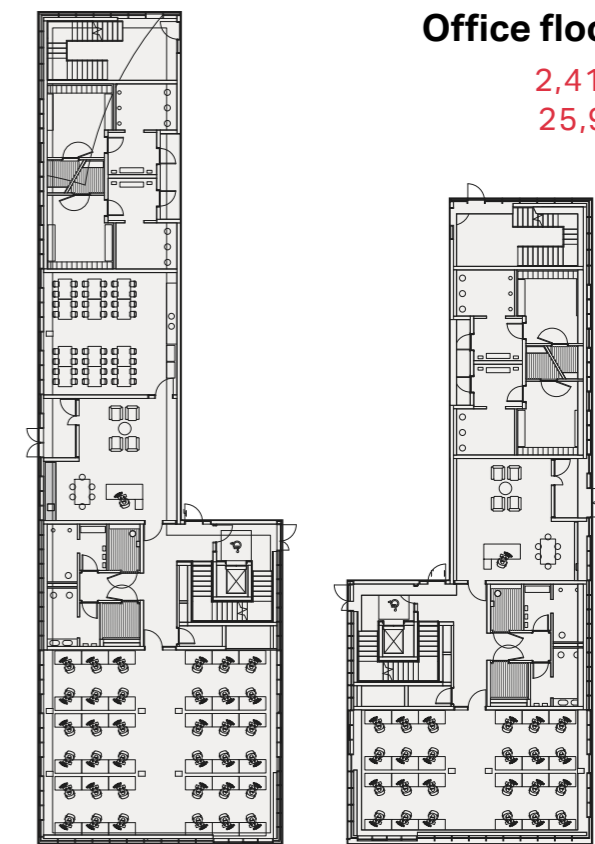
37.5m to 50m yard depth 

40 dock levellers. 4 euro docks 

43 HGV parking spaces 

## Office floor plans

2,410 sq m /  
25,951 sq ft

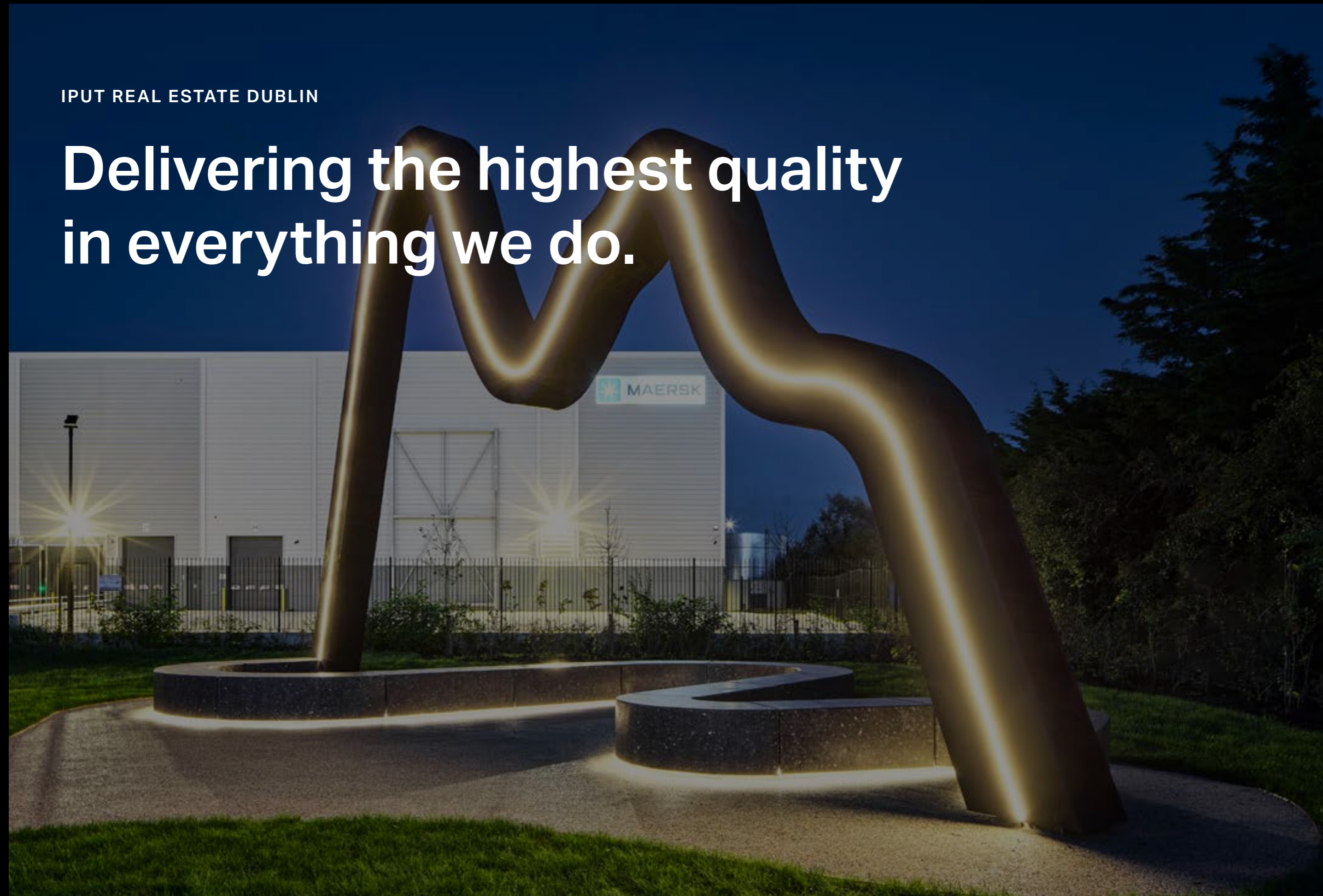


Indicative floorplan



IPUT REAL ESTATE DUBLIN

**Delivering the highest quality  
in everything we do.**





IPUT REAL ESTATE DUBLIN

# Dublin's leading property investment company

## About us

We have been investing in Irish real estate for close to six decades. We own, develop, and manage the best workplaces in Dublin, occupied by leading domestic and international companies who choose Ireland as a strategic gateway to Europe and the world.

We are a socially and environmentally conscious investor with a reputation for delivering the highest standards of design and placemaking.

## Our track record

IPUT have developed over 2 million sq ft of office and logistics space in the last 10 years.

Pioneering the greenest logistics facilities in Ireland. Leading the way with design, placemaking and sustainability.

## Quantum Logistics Park

Quantum Logistics Park is the first purpose built logistics scheme developed by IPUT. Completed in May 2023, Quantum was entirely pre-let to Harvey Norman, DHL and Maersk.

Unit 4 Quantum Logistics Park is Ireland's first net zero carbon logistics building, utilising an all timber structural frame.



### Clockwise from above

- Ireland's first Net Zero Carbon logistics building at Quantum Logistics Park, Co. Dublin
- Unit 4, Quantum Logistics Park, Co. Dublin
- Aerodrome Business Park, Co. Dublin

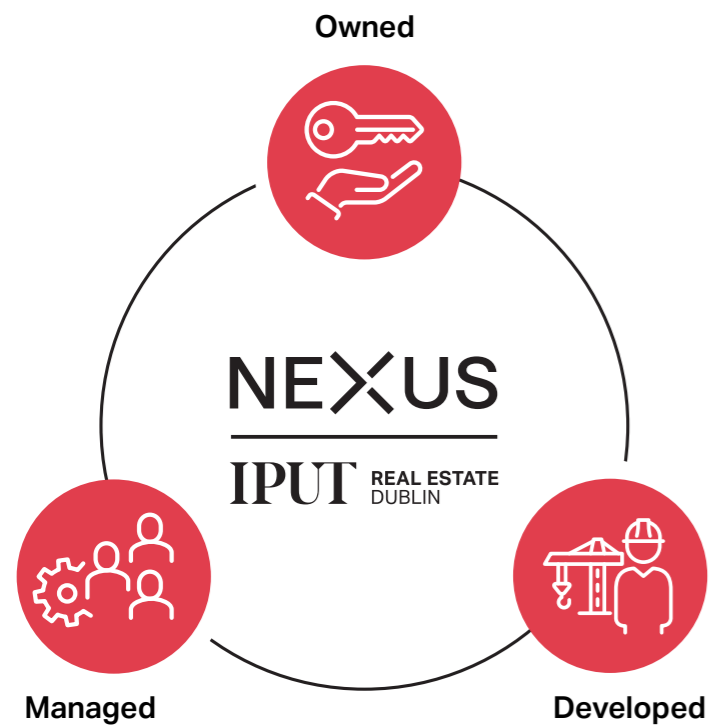


## IPUT logistics occupiers



IPUT REAL ESTATE DUBLIN

# Nexus will be directly managed by our experienced Asset Services Team.



As long term owners of our portfolio, we understand the importance of managing our assets to the highest standard. All multi-let assets within our portfolio are managed in house by our dedicated Asset Services Team.

Nexus is set to raise the bar for sustainability, placemaking, and occupier experience, and it will be fully managed by our experienced, in-house asset services team.



**Clockwise from top**  
 – Wilton Park, Dublin 2  
 – Earlsfort Gardens, Dublin 2  
 – Unit 1, Quantum Logistics Park, Co. Dublin

IPUT REAL ESTATE DUBLIN

# Responsible Investment

At IPUT, we strive to be the market leaders in responsible investing. Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Our Responsible Investment Strategy focuses on three pillars that underpin our ability to make long-term positive impacts on our city.



1

## Climate action

- Enhancing the resilience of our portfolio.
- Transitioning to a low carbon economy.
- Continuing to pioneer net zero carbon buildings across our portfolio.



2

## Resource efficiency

- Focusing on building longevity.
- Shifting to new and more efficient ways of designing, constructing and operating.
- Promoting circular economy principles to minimise the use of scarce resources and to reduce waste.



3

## Social value

- Creating places where people thrive.
- Reaching beyond occupier experience to enhance our economic, social and cultural impact. on our city



One Wilton Park  
Dublin 2.

## Working with our occupiers

We continuously engage with and support our occupiers to help deliver on our shared sustainability ambitions:

- We use our expertise to help our occupiers make cost savings through design decisions and proactive management.
- We include environmental performance clauses in all our leases.
- We use smart building technology to reduce and optimise energy use.
- We enhance occupier experience through our MyIPUT app.

Learn more about our approach to responsible investment:

[IPUT.com/responsibility](https://www.iput.com/responsibility)



A development by

**IPUT** REAL ESTATE  
DUBLIN

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