

TO LET

UNIT D

FURRY PARK

SANTRY DUBLIN 9

43,443 SQ FT

**PRIME LOGISTICS
SPACE**

STRATEGICALLY LOCATED



Unit D is situated within the established Furry park, one of Dublin's best located business parks adjacent to Dublin Airport, which is within approx. 3km of the park. Furry Park is approx. 13km north of Dublin city centre.

The park benefits from ease of access to both the M50 and M1 motorways via Junction 3 on the M50, which is approx. 3km from the park. The Port Tunnel is within 5km of the park.

Occupiers within Furry Park include DB Schenker, Euro Car Parts, Hevac, OPW and UPS.

5 MINS

From the M50

7 MINS

From Dublin Airport

REFURBISHED LOGISTICS FACILITY

Unit
D



SPECIFICATION



21 CAR PARKING SPACES



1 GRADE LEVEL DOOR



4 DOCK LEVELLERS



APPROX. 30 - 42M YARD DEPTH

PRIME POSITION

Dublin Airport

Carlton Hotel

Tesco Distribution Centre

M50

UNIT D FURRY PARK

EM News Distribution

UPS

Hevac

Seko Logistics

Sportslink

Applegreen

Revenue Commissioners

TMH Total Materials Handling

DB Schenker

Hager





THE SPACE

8.1M

APPROX CLEAR INTERNAL HEIGHT



SANTRY, DUBLIN 9

43,443 SQ FT
FLEXIBLE WAREHOUSE SPACE



METAL DECK ROOF



LED LIGHTING WITH PIR

P / 07

CAT A OFFICE REFURBISHMENT



SUSTAINABILITY AS STANDARD

SUSTAINABILITY FOCUSED REFURBISHMENT



PV ROOF PANELS

Photovoltaic (PV) roof panels are mounted to the roof of Unit D. PV panels harness the sun's energy and reduce both carbon emissions and annual running costs for the occupier.



EV CHARGING SPACES

Unit D is equipped with electric vehicle (EV) charging spaces. As EV's become more prevalent, there is an increasing need for employees to have the benefit of EV charging at their workplaces. This can result in increased staff attraction and retention.



LED LIGHTING WITH PIR

Unit D has the benefit of LED lighting throughout with passive infrared (PIR) sensors. This means that the occupier dramatically reduces energy costs on the space that is not in use.



AIR SOURCE HEAT PUMPS

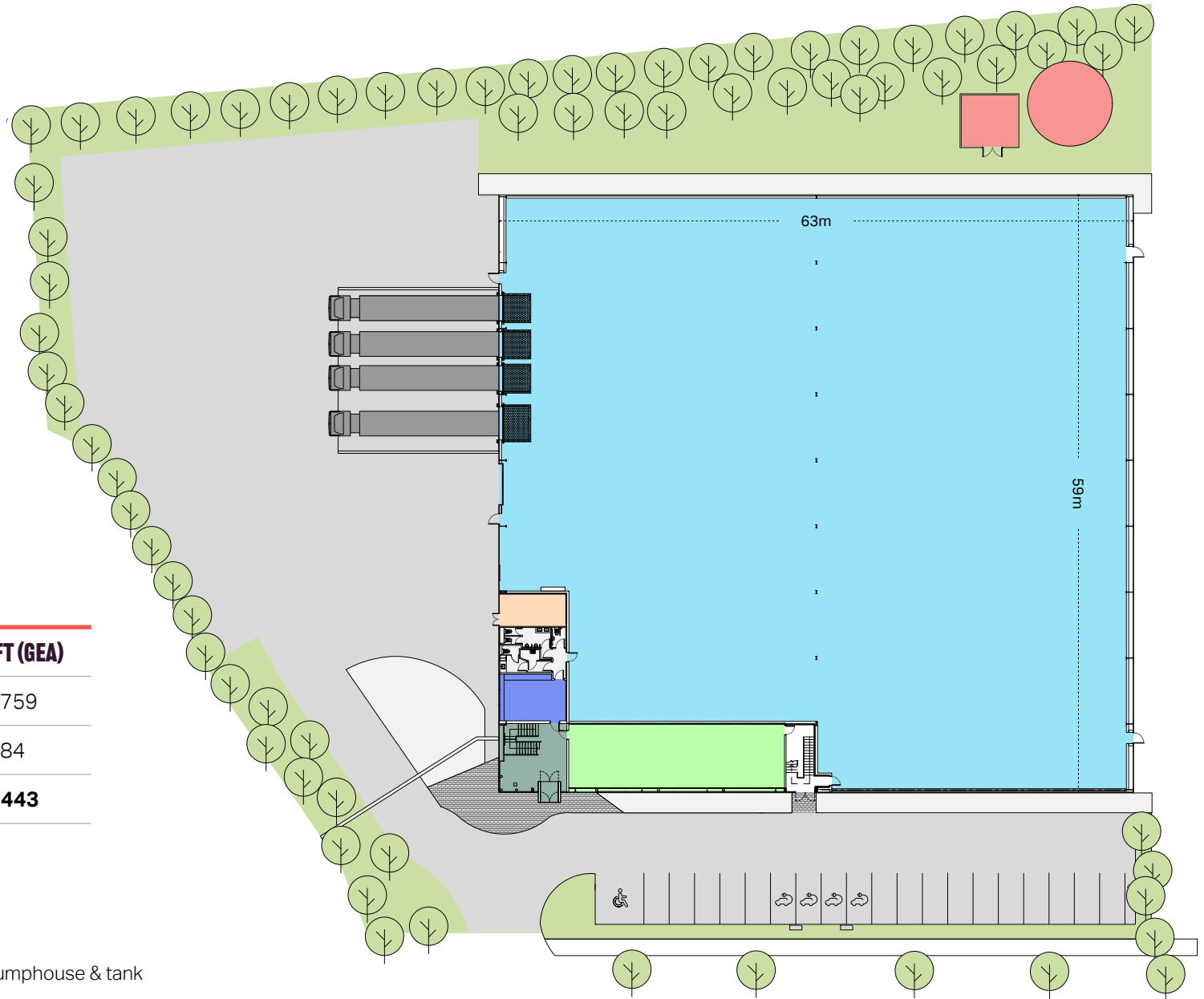
Air source heat pumps work by transferring heat from the external air to water. Heat pumps are a low energy and low carbon heating source, meaning lower emissions than a gas or oil boiler. Lower energy usage means lower overall occupancy costs.

BER > A3

BER RATING UPGRADE TO A3

A BER Rating of 'A3' is representative of Unit D being one of the most energy-efficient logistics buildings on the market. In targeting an improvement in the BER from C1 to A3, IPUT are demonstrating their commitment to both the environment and their occupiers, who will in turn benefit from the lowest possible annual utility costs.

FLOOR PLANS



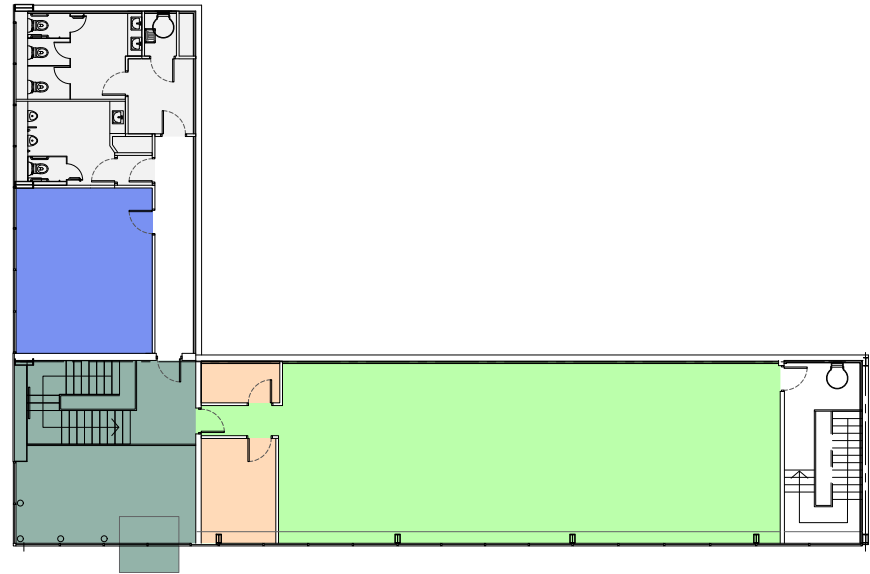
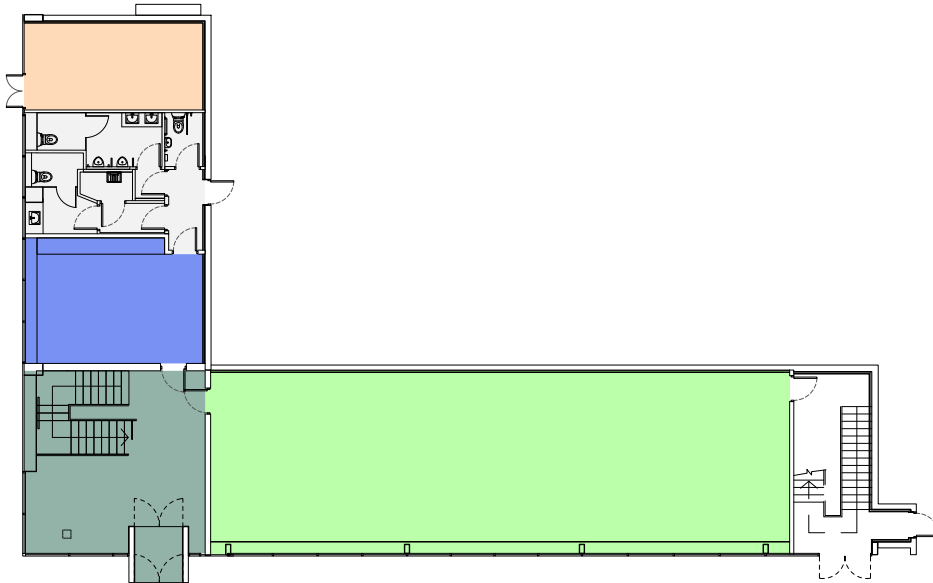
ACCOMODATION	SQ M (GEA)	SQFT (GEA)
Warehouse	3,415	36,759
Two storey offices	621	6,684
Total	4,036	43,443

- Warehouse
- Storage
- Lobby
- Office
- Bathrooms
- Canteen
- Sprinkler pumphouse & tank
- Core

FLOOR PLANS

ACCOMODATION	SQ M (GEA)	SQFT (GEA)
Ground floor offices	310	3,342

ACCOMODATION	SQ M (GEA)	SQFT (GEA)
First floor offices	310	3,342



- Storage
- Canteen
- Office
- Bathrooms
- Lobby
- Core

- Storage/Comms
- Meeting room
- Office
- Bathrooms
- Lobby
- Core

DUBLIN'S LEADING PROPERTY INVESTMENT COMPANY

IPUT REAL ESTATE
DUBLIN



We own, develop and manage 75 assets around the city. Our fund has a track record of over 57 years in Ireland, and we are the largest owner of offices and logistics assets in the country.

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

Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

PASSIONATE ABOUT SHAPING OUR CITY

We create exceptional workplaces for premium local and international occupiers and deliver outstanding long-term dividends to our shareholders.

We see every investment, every development, every building as an opportunity to make places that people will enjoy. To regenerate and revitalise neighbourhoods. To make positive contributions to local communities for the benefit of everyone who lives, works and socialises in our capital city.

iput.com



LEASING AGENT



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Rent & Outgoings

On application.

Inspections

Inspections are strictly by appointment with the sole leasing agent, CBRE.

BER Rating



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DUBLIN

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