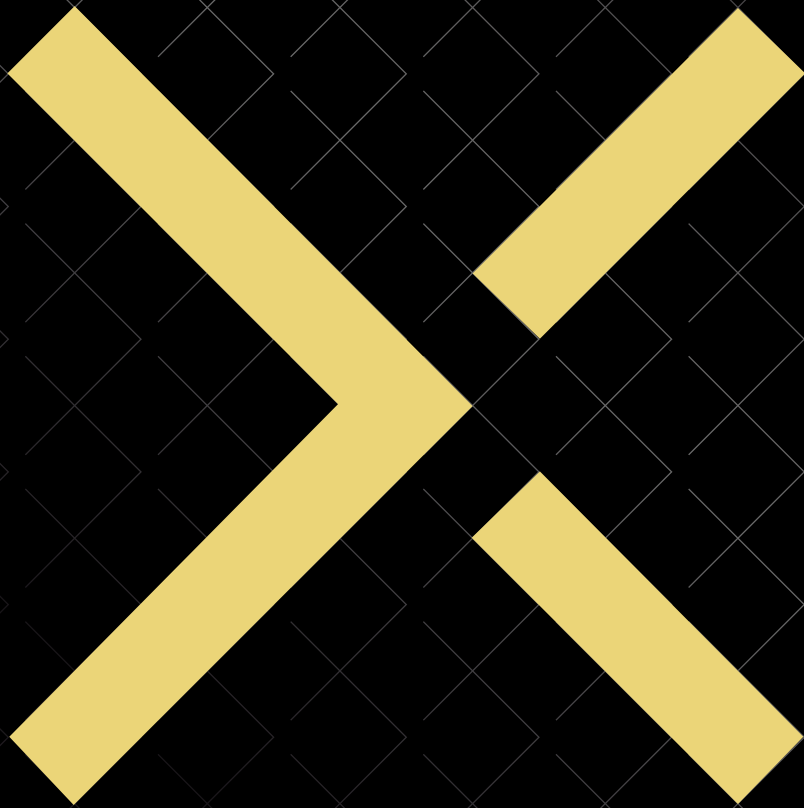


**NEXUS**  
DUBLIN



**UNIT FIVE**



A new  
benchmark

R135

CHERRYHOUND INTERCHANGE

M2

in sustainable  
logistics

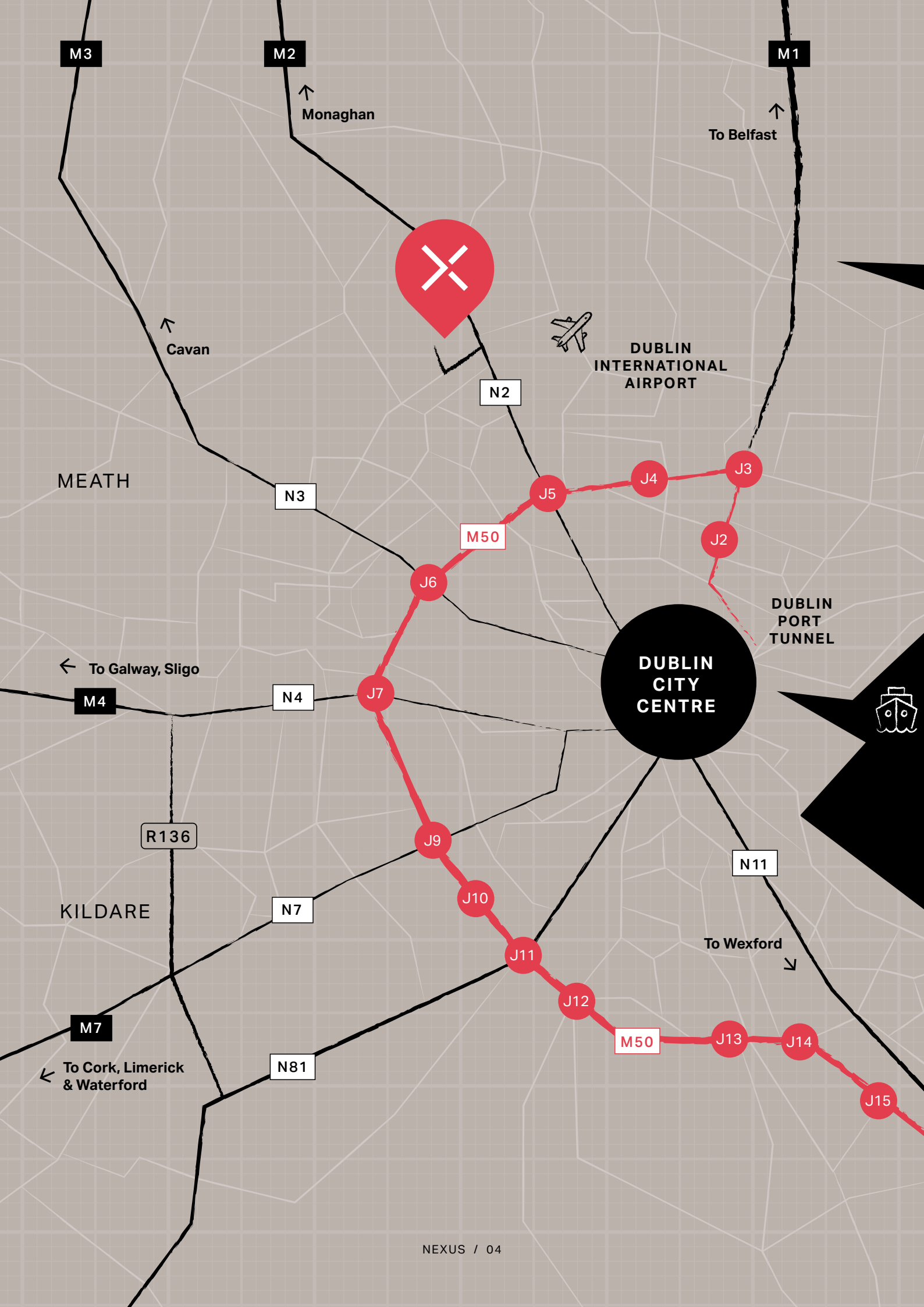


DUBLIN AIRPORT

M50

M2

FIVE





Delivering swift and  
seamless access  
to Dublin and every  
major 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

DUBLIN  
PORT



DUN LAOGHAIRE  
PORT



View in maps

# Innovative design

8

HGV parking spaces

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

Yard depth

2

Level access  
doors

2

Euro Docks





**9**

Dock levellers

**90,095** sq ft

Premium logistics space

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

Clear internal height

NEXUS FIVE

**as standard**

# Unit Five

8,370 sq m / 90,095 sq ft

FLOOR	SQ M	SQ FT
Warehouse	7,448	80,170
Offices	922	9,924
Total	8,730	90,095



Fast connectivity M50  
Motorway, M2, Dublin  
Airport and The Port Tunnel



4 Euro dock  
levellers



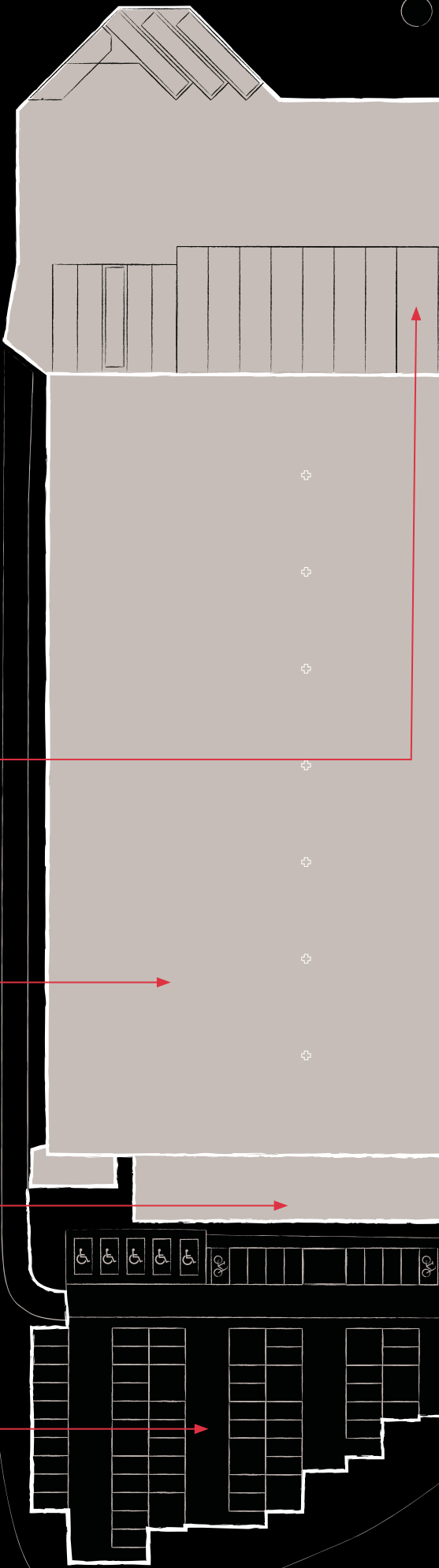
FM1 Grade  
warehouse  
floor



CAT A offices and  
staff facilities



86 car parking spaces,  
9 EV spaces





10 HGV parking spaces



37.5m to 50m  
yard depth



2 level access  
doors

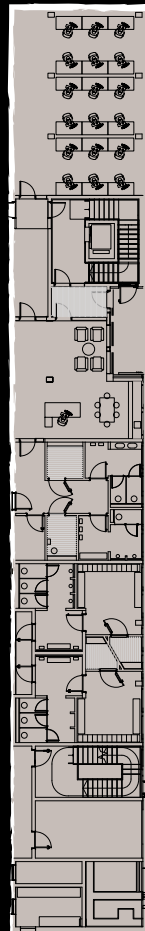


14m clear internal  
height



## Office floor plan

922 sq m /  
9,924 sq ft



# Daylight cladding draws natural light into the warehouse







**Photo-voltaic panels  
generate on-site  
renewable electricity**



# Nexus delivers the highest sustainability credentials in the country



## 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.



### 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.

### LED lighting

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



### Energy efficient building envelope

Advanced building envelope to improve thermal performance.

### Energy usage monitoring

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





# A low carbon

A wide-angle, low-perspective shot of a vast, empty industrial interior. The ceiling is a complex, high-contrast steel truss system with numerous skylights allowing natural light to filter in. Tall, slender vertical columns support the roof, creating a sense of height and scale. The floor is a smooth, light-colored concrete with white painted lines. In the background, a long wall with large windows and several loading docks is visible.

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



# solution

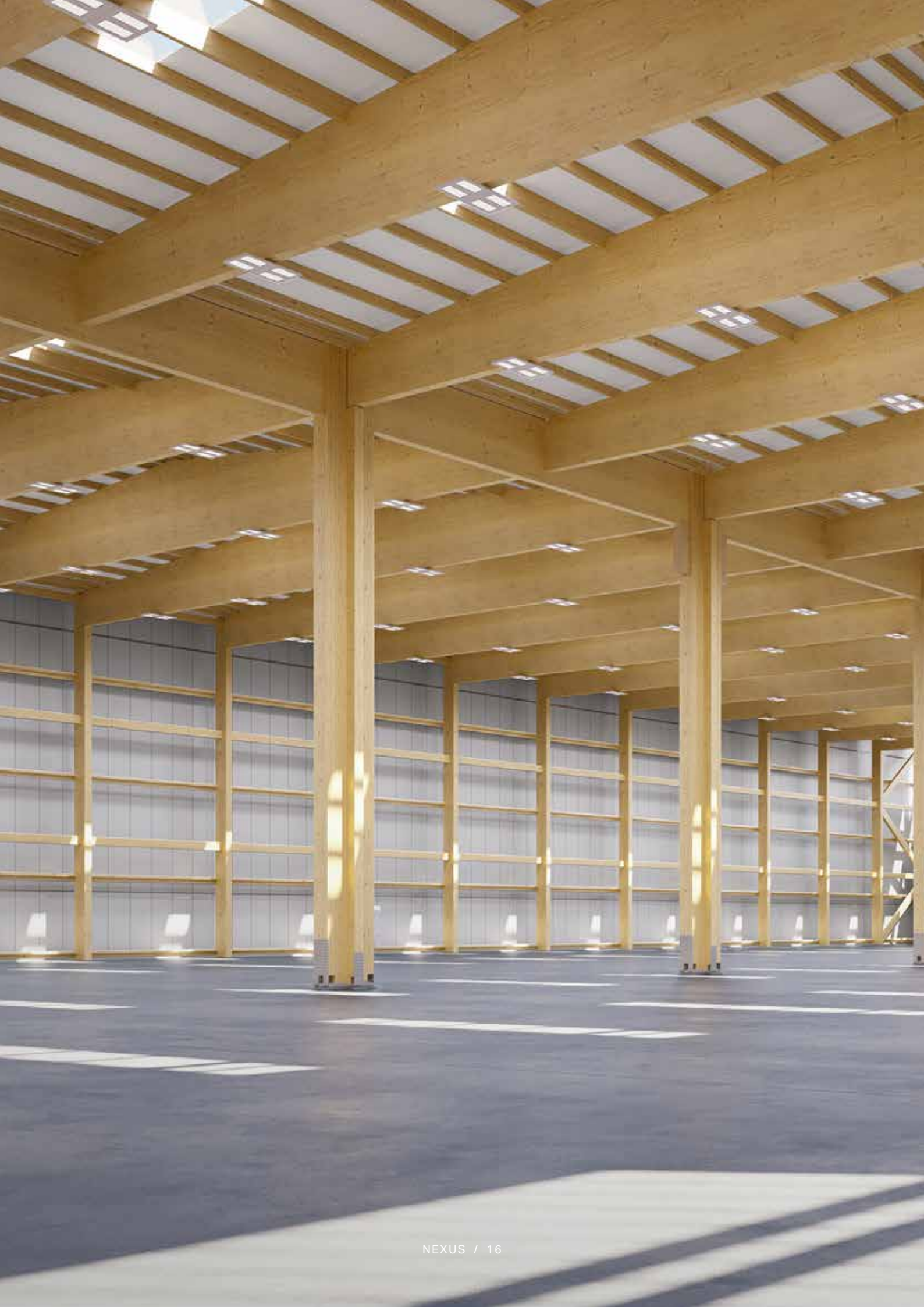


## On site renewable energy

As standard, all units at Nexus Logistics Park will be delivered with photo-voltaic panels with capacity to power the baseline MIC. Occupiers may opt to increase this provision and increase the substantial cost savings from on site renewable energy.











14m  
clear  
internal  
height



# A landmark

**Walking & cycling routes**





**A logistics park that sets new standards for health, wellbeing and occupier experience.**

A central public pavilion, biodiverse landscaping and walking / cycling routes through the centre of the park will increase wellbeing, boost productivity and build a sense of community.

**Dublin Airport**

**Public pavilion**

**sustainable,  
logistics hub**



The heart of Nexus is a  
central public pavilion





A place to meet, eat,  
relax and socialise



↑  
DUBLIN AIRPORT

CHERRYHOUND ROUNDABOUT

M2

UNIT TWO

UNIT ONE



Walking routes



Cycling routes



Public pavilion



Picnic area



Bicycle parking



40/40E Bus stop



# Masterplan



# A landscape





**Nexus is set on a 64-acres and planted with 40,000 native trees and shrubs.**

This creates an environment for people, wildlife and biodiversity to thrive. Woodlands reduce noise pollution. Buildings look directly out onto the landscape.

Jogging tracks, cycle paths and outdoor gym facilities make an active lifestyle part of every working day. Ponds and water features offer calm spaces for rest and relaxation.



that nurtures  
people, wildlife  
and biodiversity



# Exceptional workplaces



**Premium feature office space designed around the central hub of Nexus Logistics Park provides occupiers with a pleasant workplace focused on wellbeing.**





that exceed  
expectations

# Dublin's leading



**Our company has a 55-year track record in Ireland, and we are the largest owner of office and logistics assets in the country.**

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

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

**Pouring over 55 years of experience and expertise into shaping our city**

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

We see every investment, every development, every building as an opportunity. A chance to make places that make people happy. To regenerate and revitalise neighbourhoods. To make positive contributions to local communities and to everyone who lives, works and socialises in our beautiful city.



Unit One  
Quantum Logistics Park  
Co. Dublin

# property investment company

## The values that drive, guide and inspire us

### Stewardship

We are stewards of our neighbourhoods and our city. We take a long-term approach, investing in placemaking and the public realm so we can make a positive contribution to society.

### Leadership

We are leaders in Irish real estate. We take a leadership stance in everything we do and strengthen our number 1 position through our culture of excellence, creativity and innovation.

### Trust

We build trust through performance. Our long-standing relationships with investors and stakeholders is founded on our unrivalled track record and our commitment to impeccable conduct and openness.

### Purpose

Our purpose drives us to set high expectations. Our expert, experienced team ensures we meet them. We take pride in investing in exceptional buildings and creating thriving neighbourhoods.

# Track record



Aerodrome Business Park, Co. Dublin

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

Our buildings form the cornerstone of neighbourhoods that enhance business life, and are always inclusive, vibrant communities for all.

As a generational investor, responsible investing is in our nature. Our long-term outlook guides us as stewards of our neighbourhoods and means we are committed to creating places that endure economically and socially.

**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.

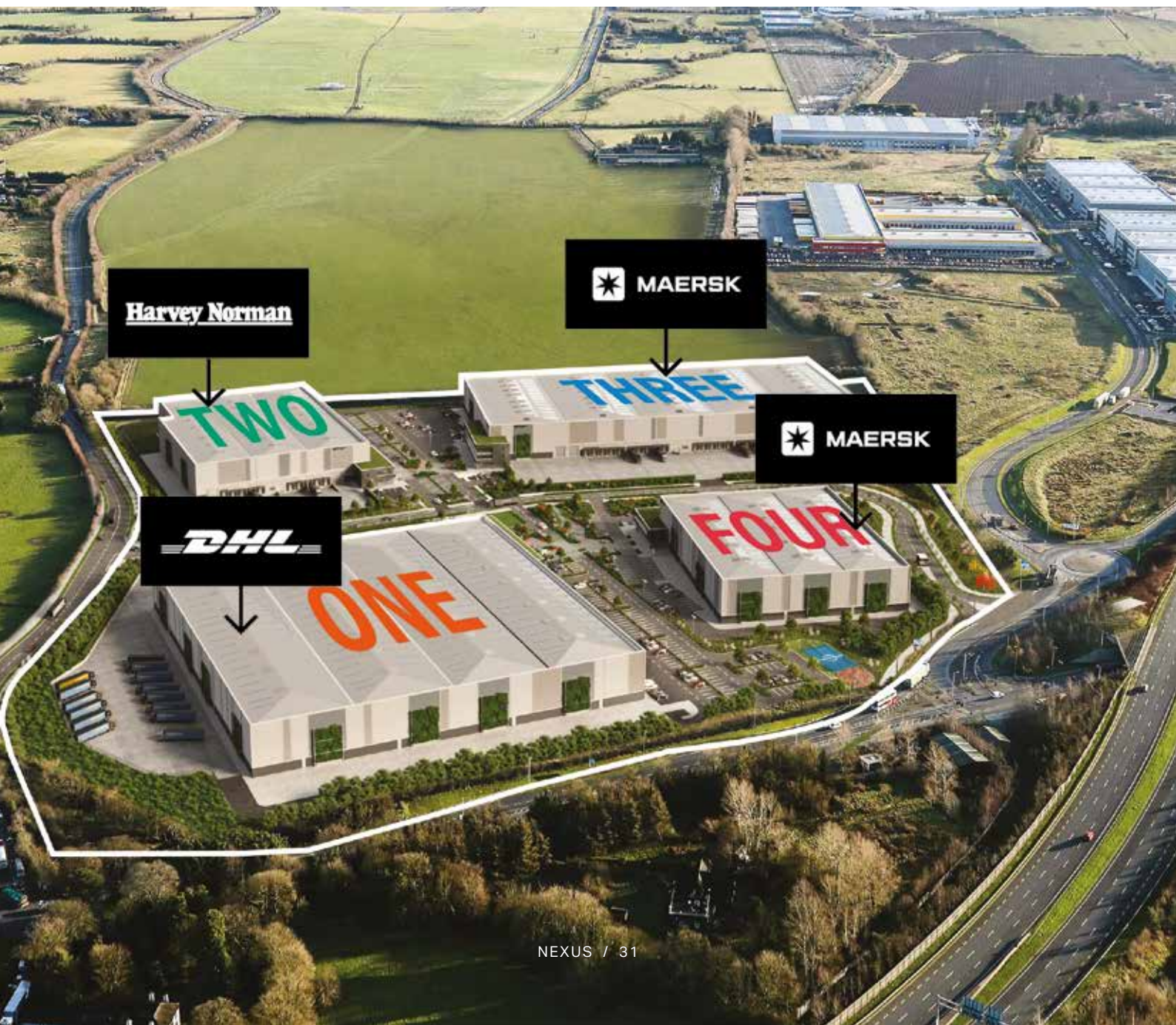






**Left**  
Ireland's first Net Zero Carbon logistics building at Quantum Logistics Park

**Below**  
CGI of Quantum Logistics Park, Co. Dublin





# Letting agents



**Philip Harvey**  
+353 1 453 2755  
+353 87 839 3992  
pharvey@harvey.ie

PSRA Lic. No. 002027

## CBRE

**Garrett McClean**  
+353 1 618 5500  
+353 87 268 9154  
garrett.mcclean@cbre.com

PSRA Lic. No. 001528

**Rent:** On application

**Viewing:** Strictly by appointment  
with joint letting agents



#### Disclaimer

These particulars are set out as a general outline for potential tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No employee or principal of William Harvey Ltd t/a HARVEY or CBRE has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending tenant or third party arising out of these particulars or information. Rents are quoted exclusive of outgoings, VAT and any other applicable taxes that the tenant will be liable for.

All images depicting Nexus Logistics Park are CGI's (Computer Generated Images).

Unit Five





Unit Four

Unit Three

Unit Two

Unit One

CHERRYHOUND INTERCHANGE

M2

**nexuslogisticspark.com**