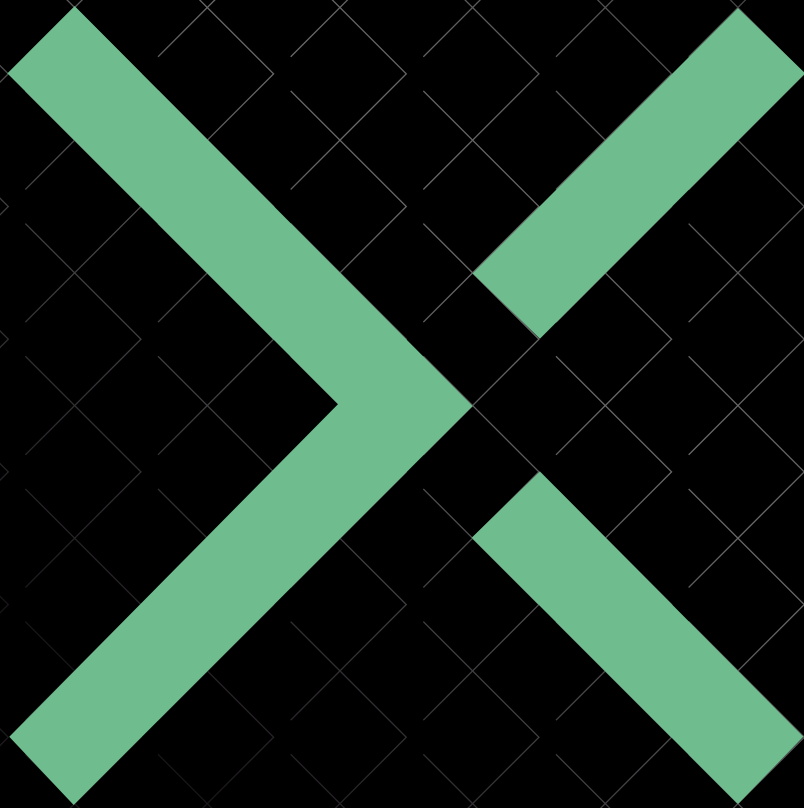


NEXUS
DUBLIN



UNIT THREE

A new benchmark

R135

CHERRYHOUND INTERCHANGE

M2

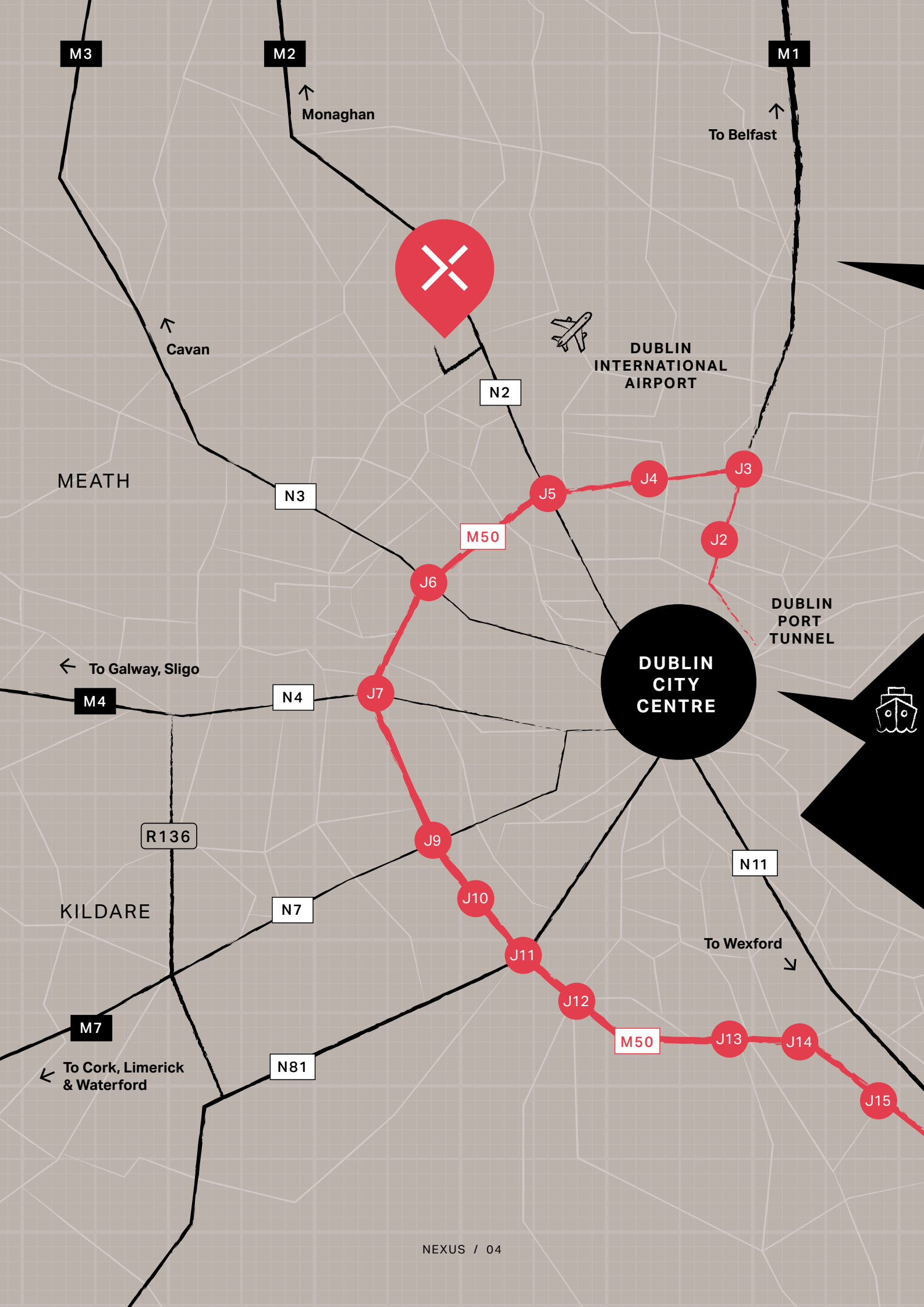
in sustainable logistics

DUBLIN AIRPORT

M50

M2





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

147,682 sq ft

Premium logistics space

14m

Clear internal height

14

HGV parking spaces



4

Euro Docks

15

Dock levellers

37^m - 50^m

Yard depth

3

Level access
doors

as standard

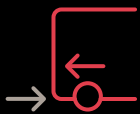
Unit Three

13,720 sq m / 147,682 sq ft

FLOOR	SQ M	SQ FT
Warehouse	12,550	135,088
Offices	1,170	12,594
Total	13,720	147,682



FM1 Grade
warehouse
floor



3 level access
doors



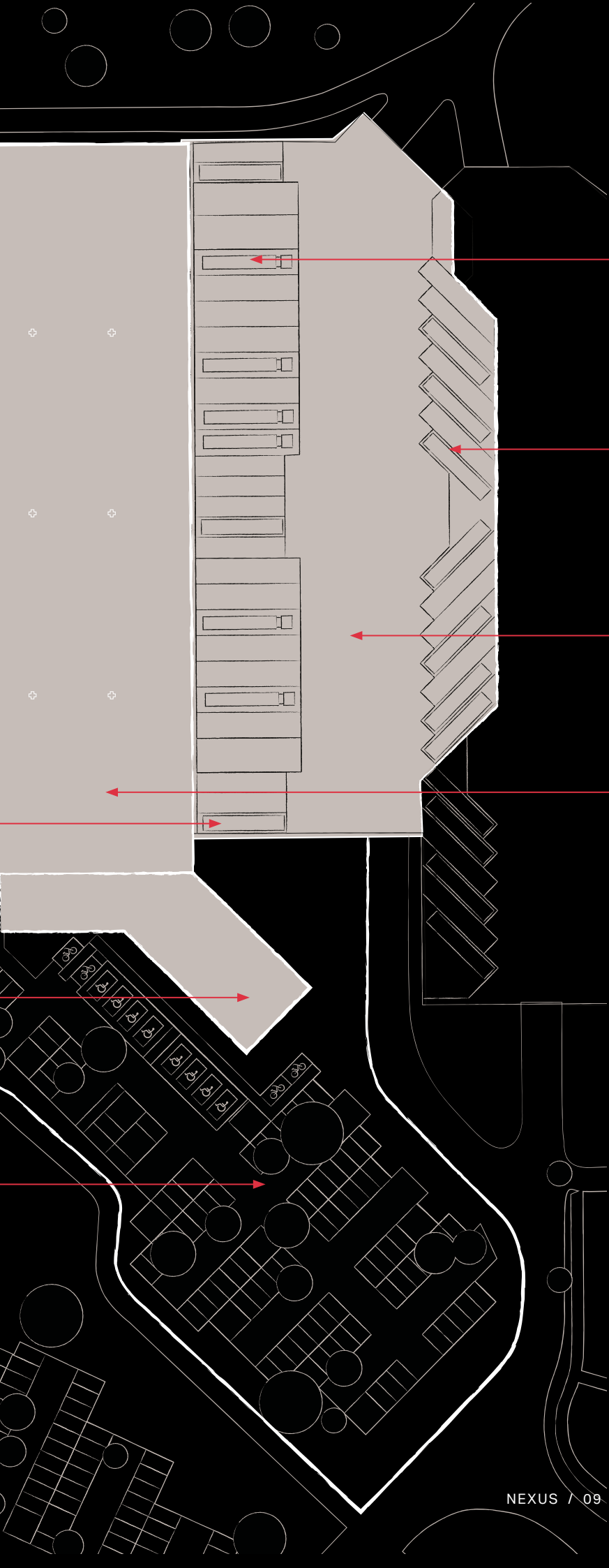
CAT A offices and
staff facilities



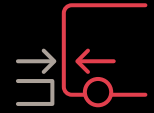
114 car parking
spaces, 12 EV spaces



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



4 Euro dock
levellers



14 HGV parking
spaces



37.5m to 50m
yard depth

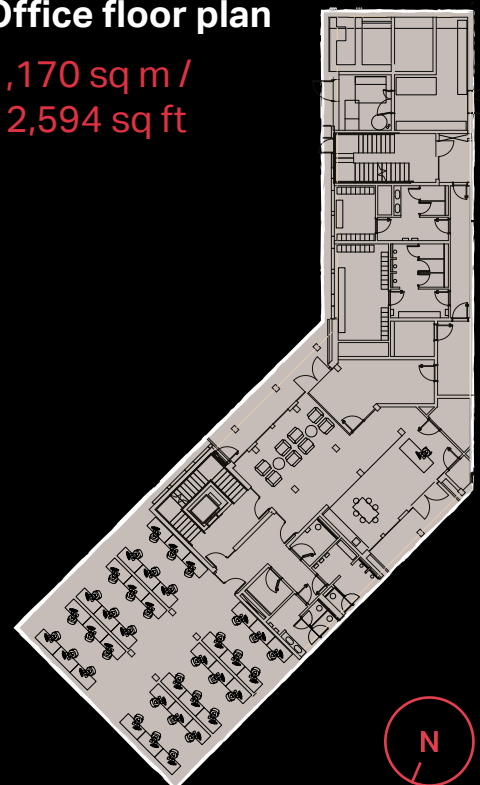


14m clear internal
height



Office floor plan

1,170 sq m /
12,594 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. Tall, slender vertical columns support the roof. The floor is a smooth, light-colored concrete with white painted lines. Large windows are visible along the side walls, letting in natural light.

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

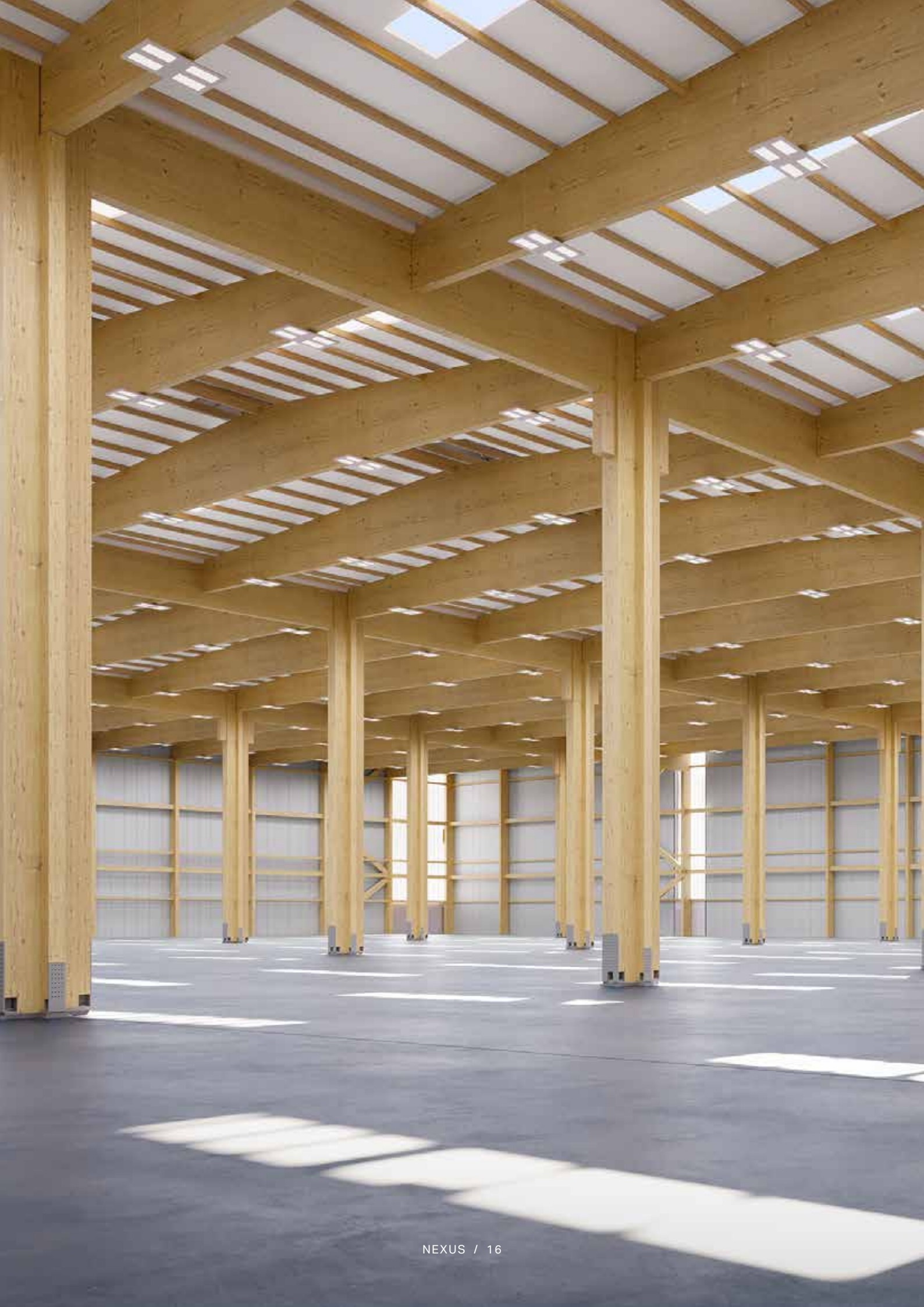
solution



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.



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.



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.

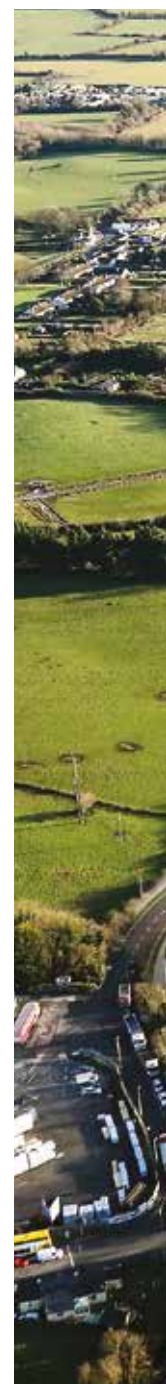
Our buildings form the cornerstone of neighbourhoods that enhance business life, and are always inclusive, vibrant communities for all.

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.

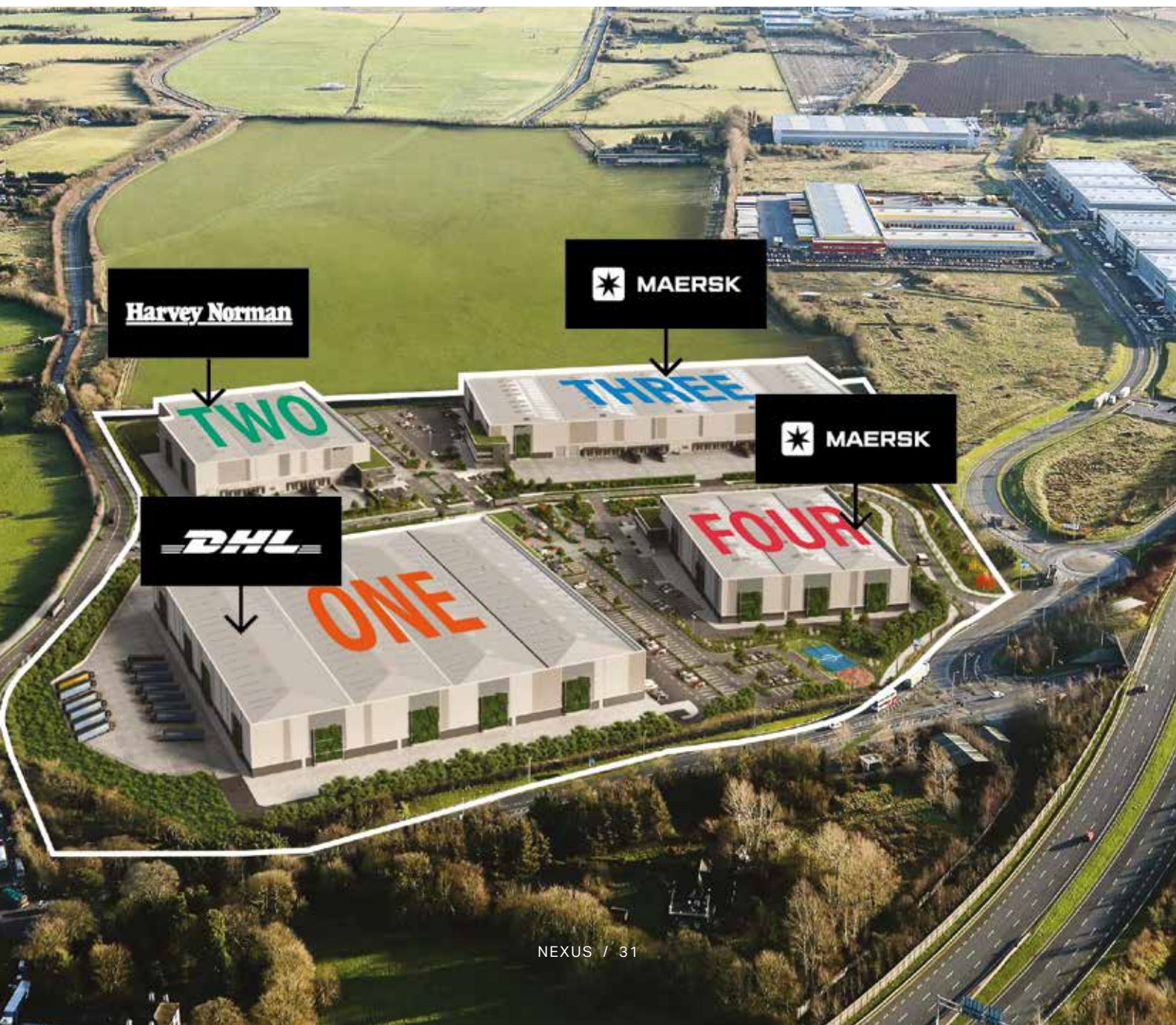
Unit 4 Quantum Logistics Park is Ireland's first net zero carbon logistics building, utilising an all timber structural frame.





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