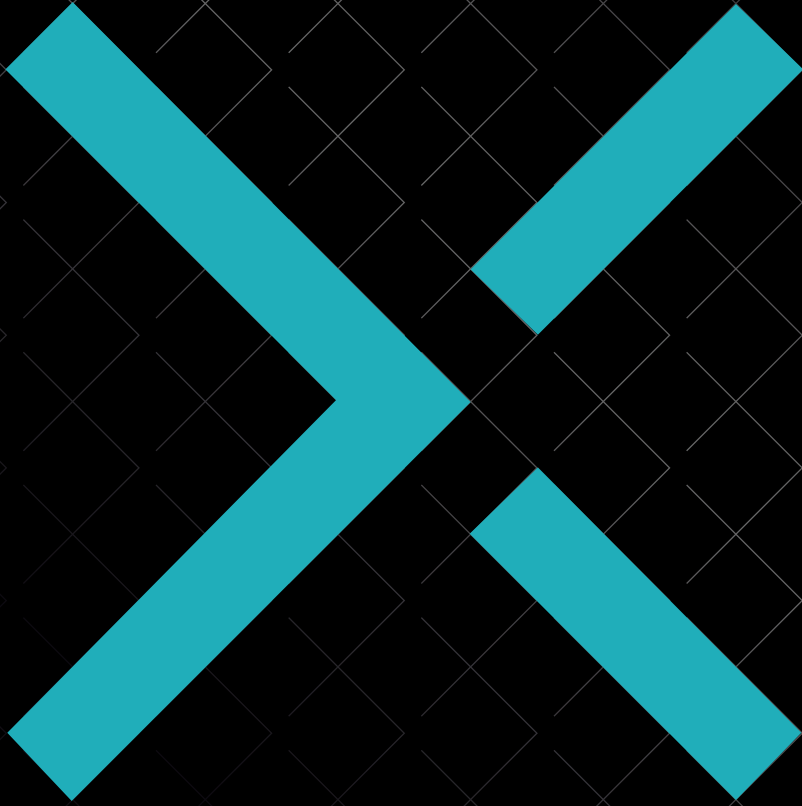


NEXUS
DUBLIN



UNIT TWO

A new benchmark

DUBLIN AIRPORT

M50

R135

CHERRYHOUND INTERCHANGE

M2

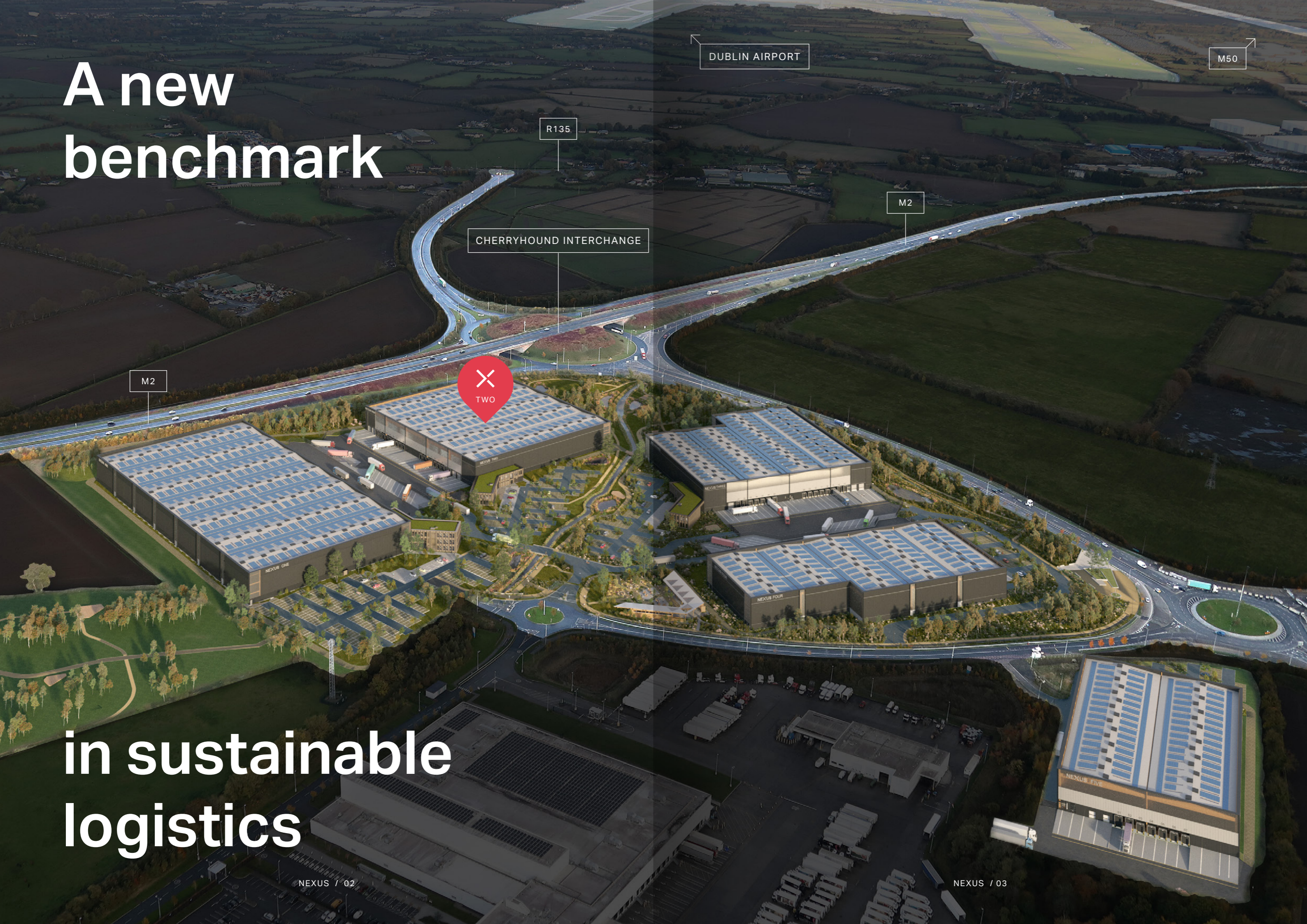
M2

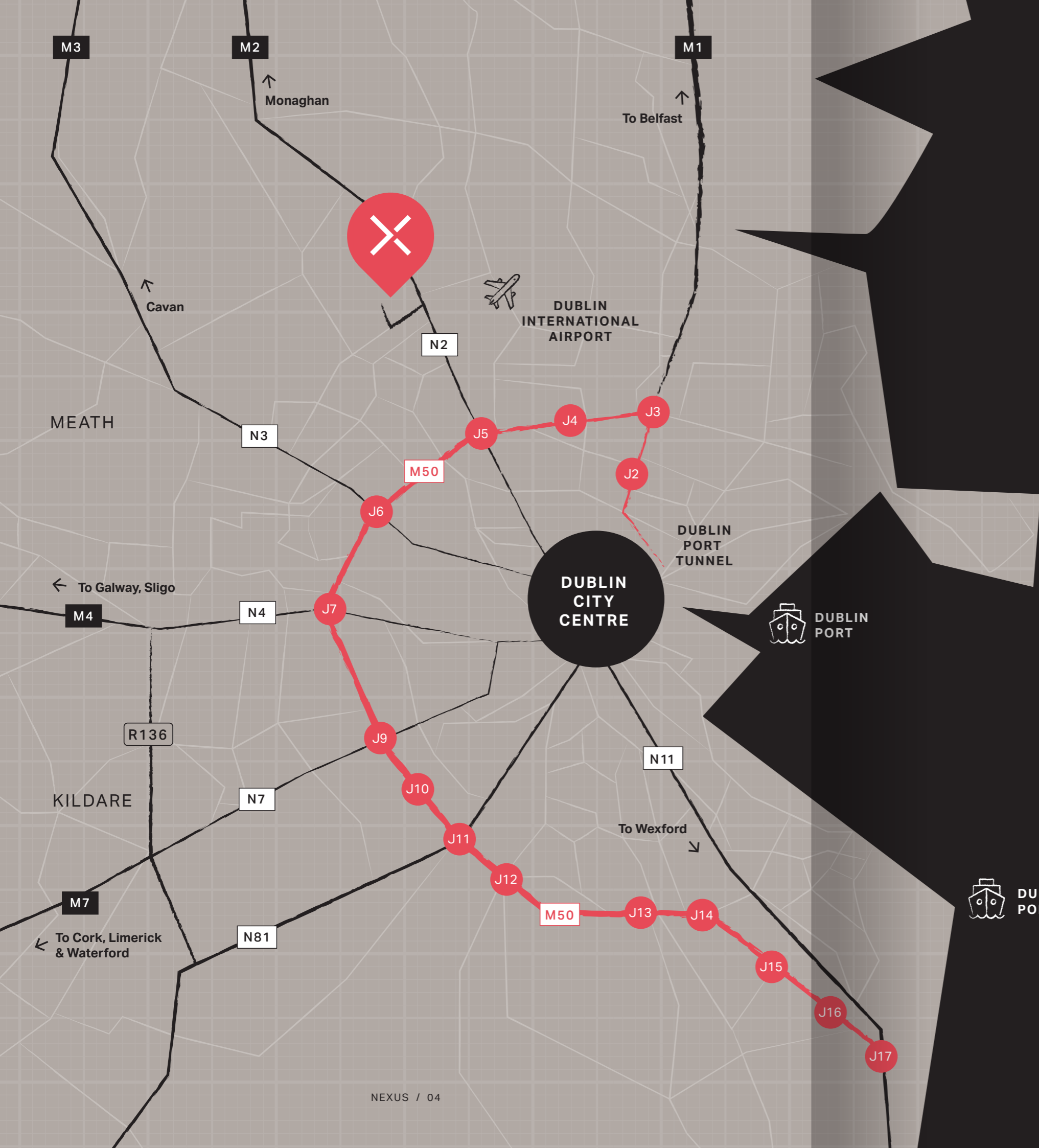
TWO

in sustainable logistics

NEXUS / 02

NEXUS / 03





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



View in maps

Innovative design

185,679 sq ft
Premium logistics space

14^m
Clear internal height

4
Euro Docks

18
Dock levellers

17
HGV parking spaces

4
Level access doors

37^m - 50^m
Yard depth



as standard

Unit Two

17,250 sq m / 185,679 sq ft

FLOOR	SQ M	SQ FT
Warehouse	16,080	173,085
Offices	1,170	12,594
Total	17,250	185,679

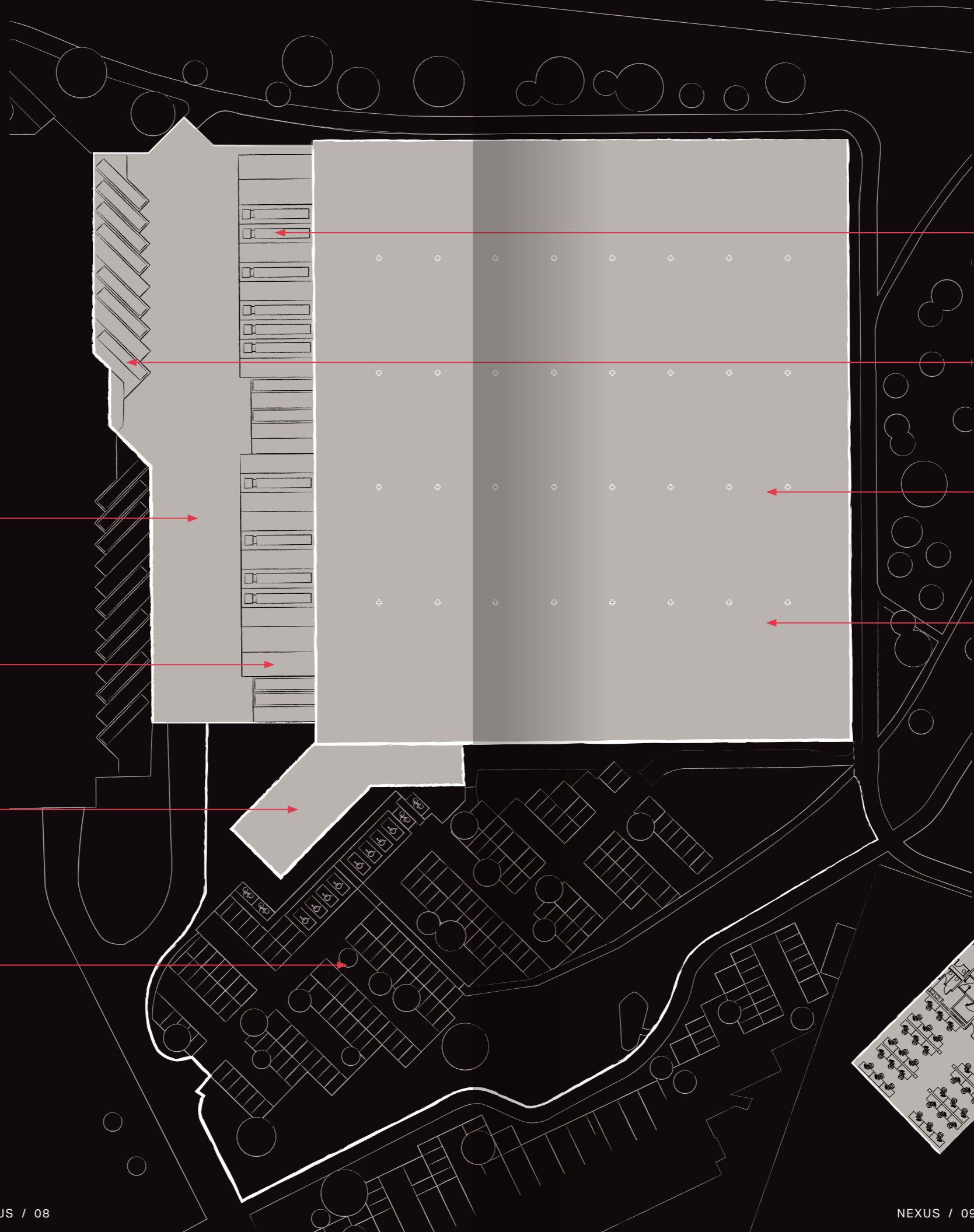
37.5m to 50m yard depth

4 level access doors

CAT A offices and staff facilities

143 car parking spaces, 15 EV spaces

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



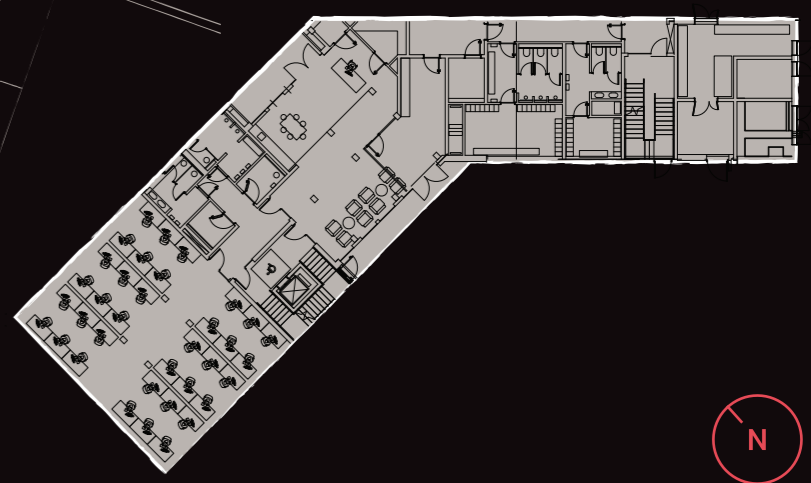
4 Euro dock levellers

17 HGV parking spaces

FM1 Grade warehouse floor

14m clear internal height

Office floor plan
1,170 sq m / 12,594 sq ft



Daylight cladding
draws natural light
into the warehouse

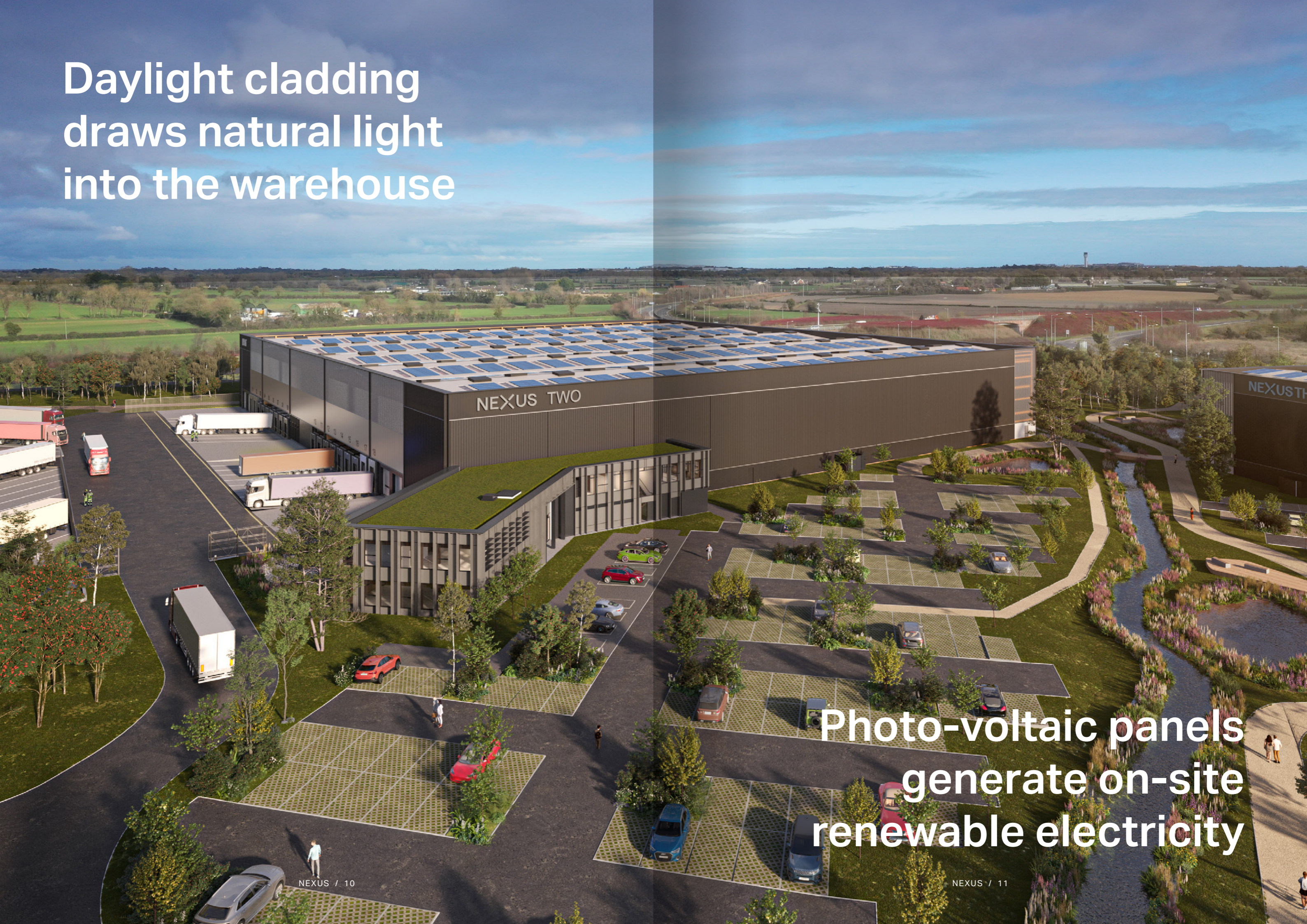


Photo-voltaic panels
generate on-site
renewable electricity

Nexus delivers the highest sustainability credentials in the country

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.



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.

Energy usage monitoring

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



A low carbon



solution



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

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

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.

Walking & cycling routes

Dublin Airport

Public pavilion

**sustainable,
logistics hub**

The heart of Nexus is a central public pavilion

A place to meet, eat, relax and socialise



Masterplan

DUBLIN AIRPORT

CHERRYHOUND ROUNDABOUT

M50

M2



- Walking routes
- Cycling routes
- Public pavilion
- Picnic area
- Bicycle parking
- 40/40E Bus stop

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

Unit One
Quantum Logistics Park
Co. Dublin

property investment company

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.

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

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).



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Unit Five

Unit Four

Unit Three

Unit Two

Unit One

CHERRYHOUND INTERCHANGE

M2

nexuslogisticspark.com