




NEXUS

Unit Four

10,574 sq m / 113,816 sq ft

FLOOR	SQ M	SQ FT
Warehouse	9,359	100,741
Office ground floor	539	5,800
Office first floor	517	5,568
Plant deck	113	1,214
Main building floor total	10,528	113,323
Sub station	46	493
Total	10,574	113,816

 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



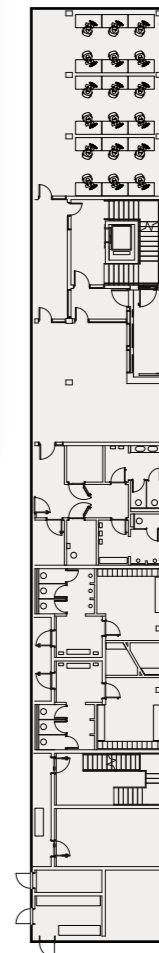
Offices

66m

155.3m

Office floor plan

1,056 sq m /
11,368 sq ft



Indicative floorplan

