

N11 SOUTH POINT BUSINESS PARK



Rathnew, Co. Wicklow

■ Phase 1 excellent development of high quality light industrial/commercial units from 900 sq.m. to 3,134 sq.m. available immediately

■ Phase 2 modern new development of high quality light industrial units from 217 sq.m. to 595 sq.m. available immediately

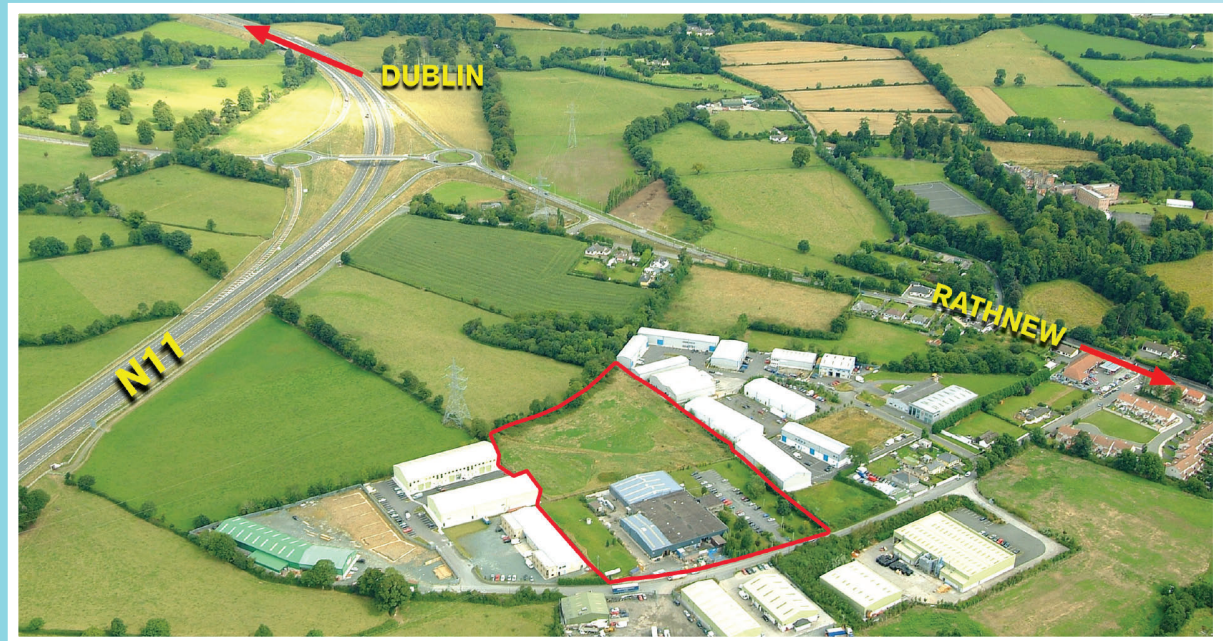
Lisney

LOCATION

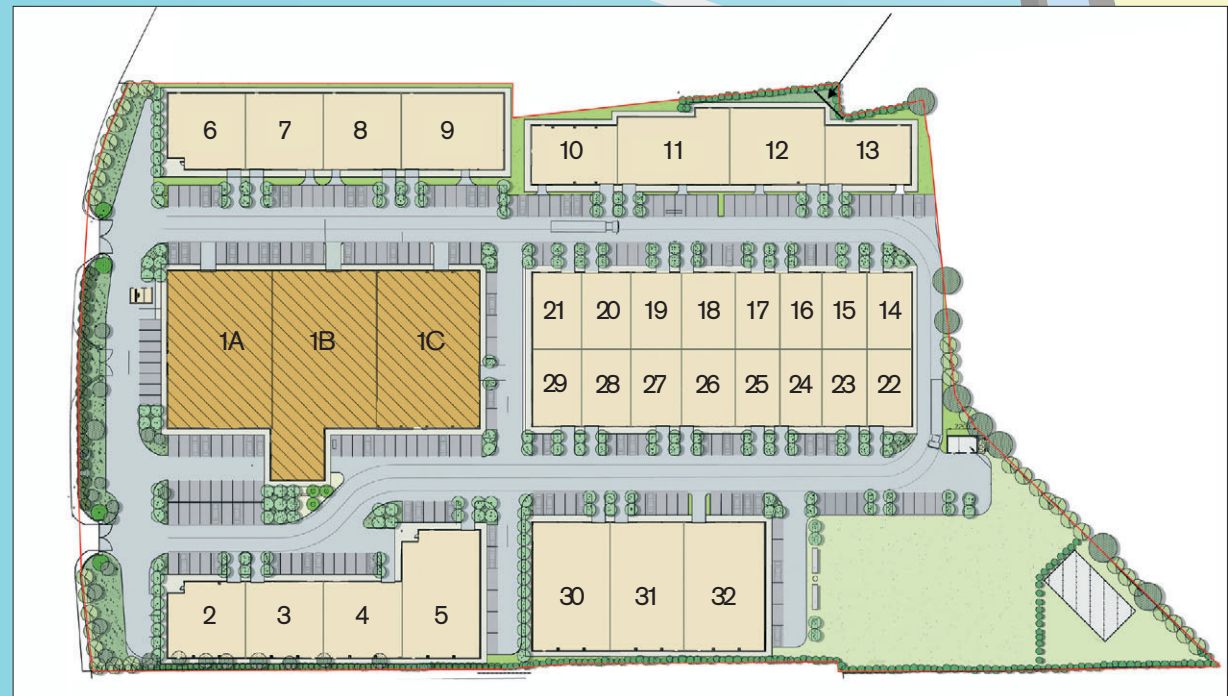
N11 South Point Business Park, situated on Charvey Lane, on the northern side of Rathnew is ideally located and immediately accessible to Dublin city.

The park is situated approximately 2km north of Wicklow Town, 42km south of Dublin city centre and approximately 30km south of the N11/M50 interchange providing excellent access to the main arterial routes leading to all major towns and cities in the country. Rathnew has benefited enormously from the extension to the M50 motorway and the upgrade of the N11 to dual carriageway. These infrastructure improvements have transformed access and considerably shortened travel times to Dublin. The completion of the N11/Gorey bypass from Rathnew to Arklow has further improved the accessibility of the park. There are excellent public transport services to Rathnew with a bus service from Rathnew to Dublin and the main Dublin to Wexford rail line passing through nearby Wicklow Town offering a frequent daily service.

N11 South Point Business Park is situated a short distance from the new Wicklow county campus of Carlow Institute of Technology (the former Claremont College, Rathnew) providing third level education in a number of different faculties. The park is situated in the heart of the core commercial area of Rathnew with neighbouring companies in the vicinity including John Linnane Motors, Wood Mouldings, Newcastle Design and Ballyfree Garden Buildings.



SITE PLAN





PROPOSED VIEW OF EAST ELEVATION



VIEW FROM ENTRANCE

SPECIFICATIONS

- Fully managed Business Park.
- All main services available.
- Attractive finish externally with extensive glazing .
- Sectional loading door.
- Excellent car parking, loading and circulation areas.

NEWLY CONSTRUCTED UNITS WILL INCORPORATE

- Fully compliant with 2006 building regulations incorporating new energy regulations. The units are designed to comply with the latest technical guidance document L-Conservation of Fuel and Energy (May 2006 Edition). The average elemental U values do not exceed 0.25w/m2k for roofs and 0.37w/m2k for walls and floors.
- Radon barrier throughout the building.
- Portal frame construction with concrete block in fill walls.
- Insulated roof and wall panelling incorporating roof lights.
- Approximately 6.5 metre internal eaves height.
- Planning permission for part first floor office accommodation.

Unit	Warehouse approx sq.m	Office approx sq.m	Total approx sq.m
1	2,529.03	604.80	3,133.83
1A	900.36	-	900.36
1B	896.67	302.40	1,199.07
1C	732.00	302.40	1,034.40
2	269.98	68.64	338.62
3	279.81	68.60	348.41
4	279.81	68.60	348.41
5	446.42	144.12	590.54
6	268.25	67.92	336.17
7	278.27	68.00	346.27
8	278.27	68.00	346.27
9	347.82	139.62	487.44
10	239.31	56.50	295.81
11	311.13	139.62	450.75
12	347.82	139.62	487.44
13	239.31	56.50	295.81
14	162.93	54.98	217.91
15	162.99	54.28	217.27

Unit	Warehouse approx sq.m	Office approx sq.m	Total approx sq.m
16	162.99	54.28	217.27
17	162.99	54.28	217.27
18	162.99	54.28	217.27
19	162.99	54.28	217.27
20	162.99	54.28	217.27
21	162.93	54.98	217.91
22	162.93	54.98	217.91
23	162.99	54.28	217.27
24	162.99	54.28	217.27
25	162.99	54.28	217.27
26	162.99	54.28	217.27
27	162.99	54.28	217.27
28	162.99	54.28	217.27
29	162.93	54.98	217.91
30	455.39	139.70	595.09
31	454.83	139.42	594.25
32	455.39	139.70	595.09



CONTACT DETAILS

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Developers:

Harbour Point Development Partnership
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Tramore Road,
Cork,
Co. Cork.

Architects:

MosArt
2 Morton's Lane,
Wicklow,
Co. Wicklow.

Engineers:

Concept Design
16 North Main Street,
Bandon,
Co. Cork.

www.lisney.com

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