



NEXUS

Unit Eight

4,853 sq m / 52,238 sq ft

FLOOR	SQ M	SQ FT
Warehouse	4,221	45,435
Offices	632	6,803
Total	4,853	52,238



14m clear internal height



FM1 grade warehouse floor



CAT A offices and team facilities



35 car parking spaces
59 bicycle spaces, 5 motorbike spaces



Fast connectivity to M50
Motorway, M2, Dublin Airport
and the Port Tunnel

37.5m to 50m yard depth



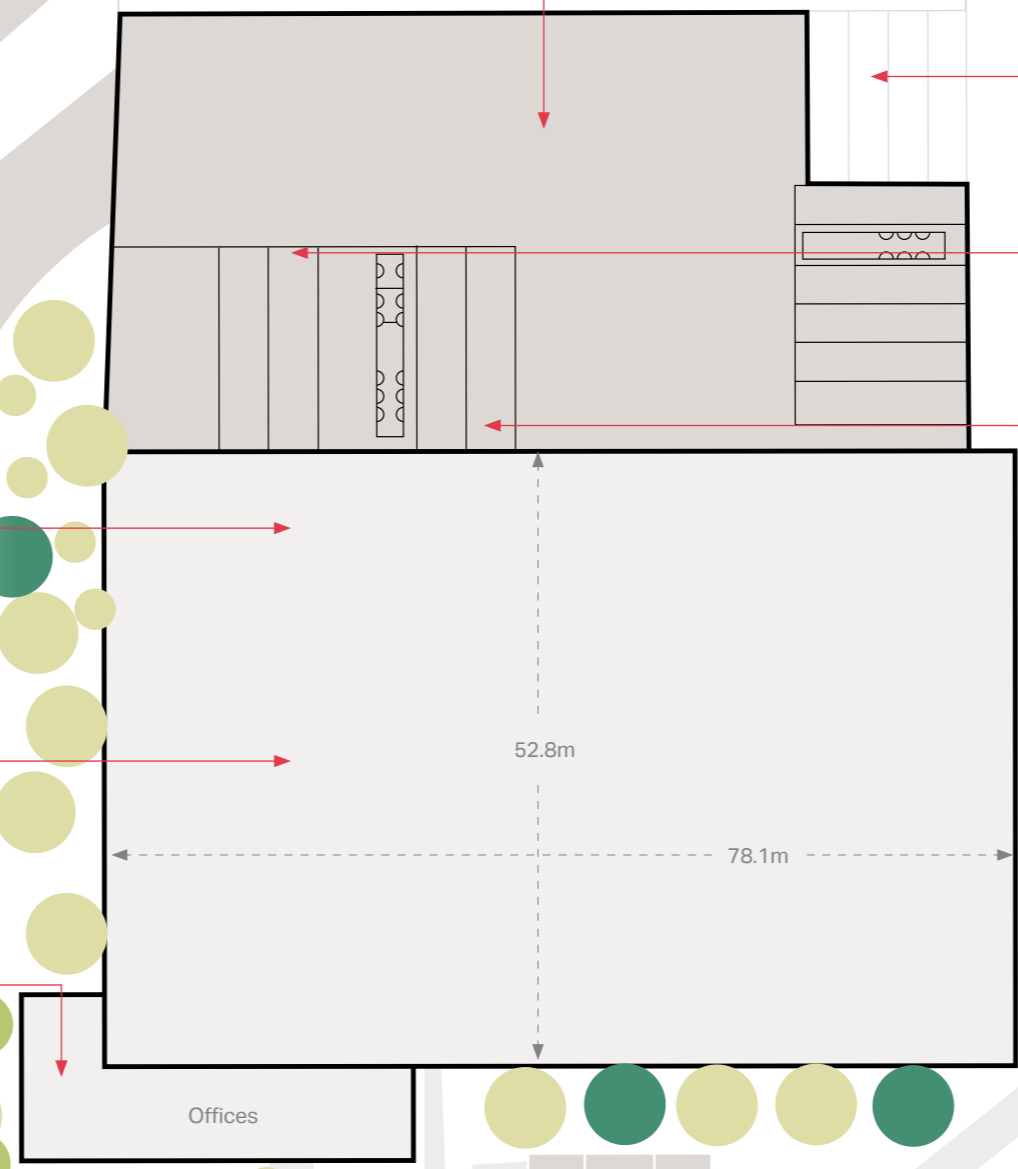
6 HGV parking spaces



2 level access doors



5 dock levellers. 1 euro docks



Office floor plan

632 sq m /
6,803 sq ft

Indicative floorplan

