

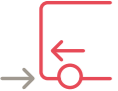


NEXUS

Unit Four

10,441 sq m / 112,382 sq ft

FLOOR	SQ M	SQ FT
Warehouse	9,473	101,967
Offices	967.5	10,414
Total	10,441	112,382

 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



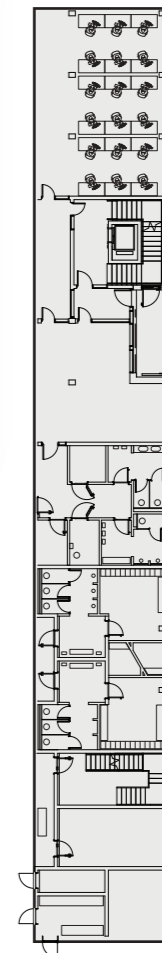
Offices

66m

155.3m

Office floor plan

967.5 sq m /
10,414 sq ft



Indicative floorplan

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