

BLOCK 6

EDENDERRY A NICE PLACE TO LIVE & WORK

As Edenderry has witnessed an increase in population over the last few years there has been significant improvements in retail facilities such as the new Tesco shop, Dunnes Stores shopping Centre and also Edenderry has benefited from plenty of modern residential developments to suit all incomes.



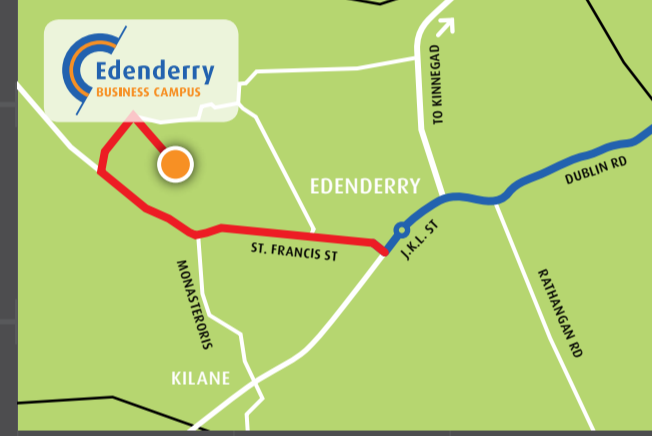
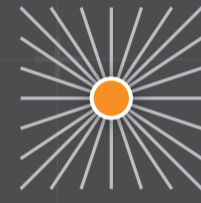
DESIGN FEATURES

- Clear internal eaves height 6.1 metres.
- Double Glazed aluminium windows to office elevations.
- Kingspan Cladding to warehouse and office elevations.
- 10% roof lights to warehouse.
- Three phase power to a point in the warehouse.
- Units are pre-wired for intruder alarm.
- Office walls fitted with dado trunking for easy distribution of power and data cables.
- Lighting to warehouse.

BLOCK 6

TRAVEL TIMES

- 18KM to the M4
- 29KM to Kildare
- 36KM to Tullamore
- 36KM to Mullingar
- 48KM to Portlaoise
- 59KM to Dublin



www.edenderrybusinesscampus.com



DISCLAIMER

These particulars do not form part of any contract and are for guidance only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.

BLOCK 6

Edenderry Business Campus
FOR SALE/TO LET



www.edenderrybusinesscampus.com

For all enquiries please contact:
Mr. Ross O'Gorman

Gambara Ltd.
1st Floor, Block 10, Unit 3,
Blanchardstown Corporate Park
Ballycoolin, Dublin 15
Tel +353 (0)1 820 9577
Fax +353 (0)1 820 9663
Email rogorman@channor.com

GAMBARA LTD.

EDENDERRY BUSINESS CAMPUS

This exciting new development has been designed to the highest standards in order to meet modern day business requirements.



FUTURE DEVELOPMENT AT BLOCK 6

BLOCK 6

DESCRIPTION

All units in Block 6 will be finished to high standard and will benefit from excellent loading facilities.

Each unit offers spacious warehouse accommodation with a clear internal eaves height of approximately 6.1 metres to the underside of the haunch.

The majority of the units will have two storey office accommodation with suspended ceilings, recessed lighting, electric storage heating and perimeter trunking.

LOCATION

Edenderry Business Campus is located on Francis St which lies approximately 2km west of Edenderry town centre.

Edenderry Business Campus is easily accessible and is on the R402 Tullamore to Dublin route and benefits from easy access to the M4 Motorway which is 18km away.

Due to its close proximity to the M4, Kinnegad, Enfield & Kilcock, Edenderry is now considered a commuter town for those working in Naas, Dublin & Leixlip.

OUTLINE SPECIFICATION

SUPERSTRUCTURE

- Structural Steel portal frame construction, all to the required fire rating.
- Concrete Block walls.
- Precast concrete stair flights, half-landing, & upper floors.
- All units to be fireproofed in accordance with current regulations, and the approved Fire Certificate for the project.

ROOF FINISH & DRAINAGE

- Kingspan KS1000RW, insulated composite roof cladding system.
- Double glazed roof lights equivalent to 10% of the warehouse floor area.
- Drainage to be from Insulated gutters, sealed to the roof cladding.
- Downpipes of Wavin or similar to run vertically, and birdcage strainer in the gutter fixed to the concrete walls.

EXTERNAL WALLS

- Kingspan KS1000RW, composite insulated wall-cladding system.
- Aluminium Framed double glazed windows & curtain walling, with tinted anti-sun glass as per Architects drawings.
- Insulated ground level access door, electrically operated on a 3-phase motor, 3m wide x 4.50m high generally.
- Steel faced fire exit doors located as required by Fire Certificate

ELECTRICAL WORKS

- Three-phase power supply to distribution board in each unit, located in the warehouse.
- One 3-Phase Power socket & One Double single-phase power socket shall be located adjacent to the distribution board in the warehouse of each unit. Further distribution by occupant.
- Standard recessed modular lighting, 600mm x 600mm located in the office areas.
- Dado box trunking shall be fitted to walls in offices for distribution of power & data cabling.
- Single phase power sockets shall be located at various positions on dado trunking.
- Cabling only shall be provided to various locations for motion sensors for the installation of an Intruder Alarm by occupant.
- Cabling only shall be provided for the installation of contactors to all access doors (roller doors, fire escapes, front door. etc)
- Lighting to warehouse.
- Fire alarm system to standard requirements. Smoke heads located throughout the building as stipulated in building regulations.

INTERNAL FINISHES

- Office walls shall be plastered & painted.
- Stud partition, insulated, at first floor level to warehouse.
- Suspended ceilings to offices & stairwell
- Mild steel handrail to stairs with hardwood handrail, painted.
- WC pan & wash hand basin plumbed & fitted to disabled sized toilet.
- Door-sets to appropriate fire rating.
- Painted softwood skirting & architrave.
- Fitted Tea Station, with single bowl sink, & wall storage units.

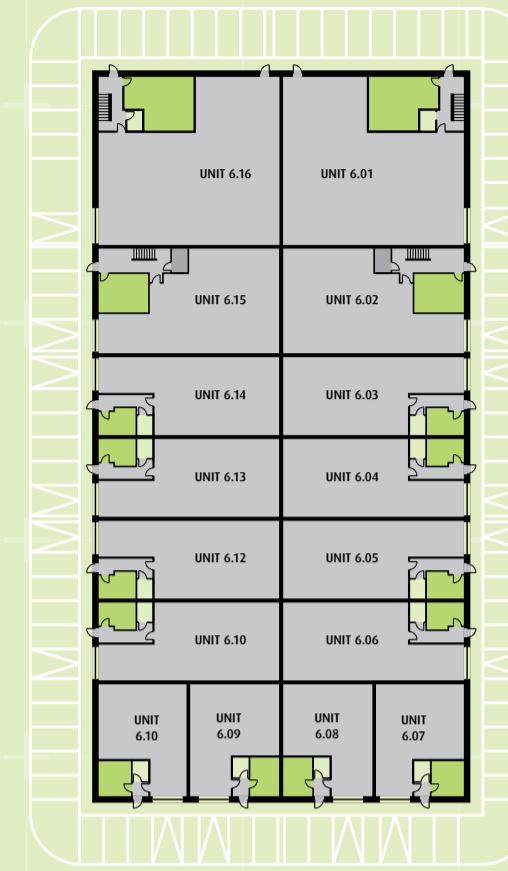
LOADING BAY, CARPARK & ACCESS ROAD

- Reinforced concrete loading bay outside each Roller Shutter Door, brush finish, to falls & crossfalls on blinded hardcore.
- Precast concrete kerbing throughout.
- Main entrance roadways to be asphalt surfaced dense bitumen macadam on blinded hardcore.
- Carparking spaces to be Tarmac on blinded hardcore, with thermoplastic line markings, and unit numbering.
- Suitable & selected landscaping to external planter beds & roads verges, in accordance with the requirements of the planning permission.

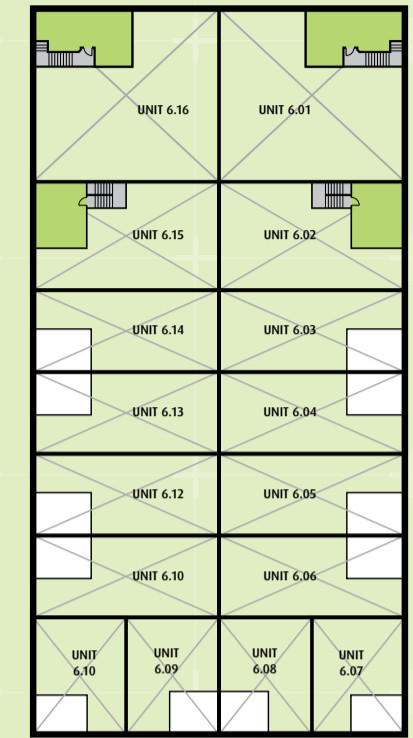
EXCLUSIONS

- No heating in warehouse.
- No floor covering included to any section.
- No data cabling provided to any offices.
- No cables shall be provided for the installation of vibration sensors on the curtain walling, windows & frames.
- No internal cellular offices, office partitions, furniture, or other fit out works.
- No air-conditioning or provision for future installation of air-conditioning.
- No fridge, dishwasher etc provided to tea station.

GROUND FLOOR



FIRST FLOOR



WAREHOUSE OFFICE FLAT ROOF BELOW

Unit No:	Warehouse	Office Ground Floor	Office First Floor	Total m ²	Total Sq Ft
Unit 601	274.65	61.79	61.79	398.23	4287
Unit 602	160.60	49.72	49.72	260.04	2799
Unit 603	131.90	26.21	-	158.11	1702
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Unit 607	93.13	23.03	-	116.16	1250
Unit 608	89.62	22.63	-	112.25	1208

Unit No:	Warehouse	Office Ground Floor	Office First Floor	Total m ²	Total Sq Ft
Unit 609	89.62	22.63	-	112.25	1208
Unit 610	93.13	23.03	-	116.16	1250
Unit 611	131.90	26.21	-	158.11	1702
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SITE MAP

