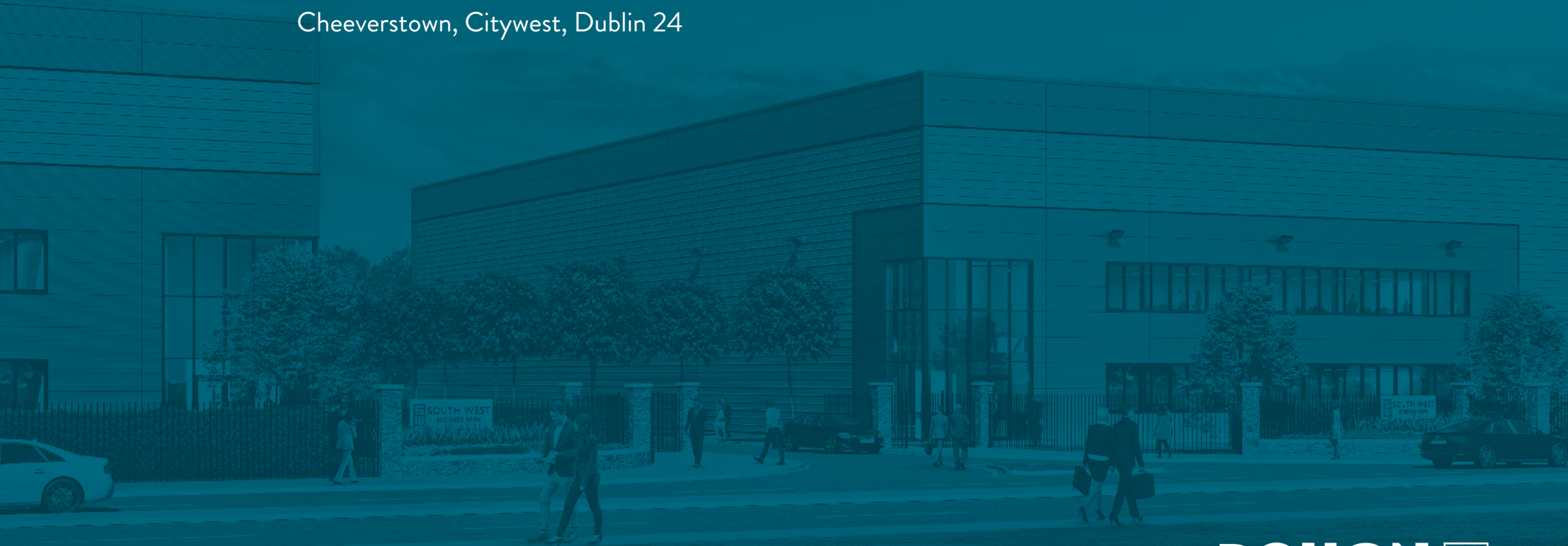




SOUTH WEST BUSINESS PARK

Cheeverstown, Citywest, Dublin 24



A development by **ROHAN** 

EXECUTIVE SUMMARY

PRIME SOUTH DUBLIN BUSINESS PARK STRATEGICALLY LOCATED ON A HIGH PROFILE SITE
ADJOINING THE M7 MOTORWAY AND BENEFITING FROM UNRIVALLED PUBLIC TRANSPORT



Only 1 minute drive to M7 motorway
and only 5 minutes drive to M50 motorway.



Adjoining the LUAS Cheeverstown Stop
(and multiple bus routes) providing
immediate access to local shopping,
leisure and dining facilities.



Established business location adjacent to many
local and global occupiers.



Offering a range of development sites with
design and build opportunities from 20,000 to
200,000 sq ft - all mains services available.

Rohan are proud to count many leading local and global operators amongst our clients, including the following:



With over 40 years' experience, Rohan are Ireland's leading developer of high quality, secure, actively managed business parks including Dublin AirPort Logistics Park, North City Business Park, Furry Park Business Park, North Dublin Corporate Park, Grand Canal Plaza, South City Business Park, etc. Having developed millions of square feet of facilities for clients, our in-house specialist project management team Rohan PM would welcome the opportunity to deliver your requirement.



LOCATION

- **RAPID** access to the M7 and the M50 Motorways.
- **EXCELLENT** access for staff via public transport infrastructure such as the LUAS, Dublin Bus and proximity to arterial routes to and from Dublin city.
- **IMMEDIATE** access to the nearby workforce and generous local amenities, such as shopping centres, hotels, leisure facilities, hospitals, post office, etc.
- **ESTABLISHED** business location for quality warehouse/office operations adjacent to Citywest Business Campus and Magna Business Park.





Indicative Layout

OTHER ROHAN DEVELOPMENTS

DUBLIN AIRPORT LOGISTICS PARK

Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel.

With over 750,000 sq.ft. developed in the estate, occupiers include DHL, Fónua, Gilead, Holland & Barrett, Dnata, Gate Gourmet and Harvey Norman.



NORTH DUBLIN CORPORATE PARK

North Dublin Corporate Park is an established business park benefiting from superb roadside frontage onto the Swords Road (R132) only minutes from the Swords Pavilion Shopping

Centre. Initially built for a leading Irish Pension Fund, occupiers include Realt, DB Schenker and Lantec.



NORTH CITY BUSINESS PARK

North City Business Park is a high-quality development fronting the M50 motorway at Junction 5 (where it intersects with the North Road/N2) and adjoins key centres of employment and amenities including Charlestown Shopping Centre. Occupiers include Hilti, Würth, Cummins and BWG.

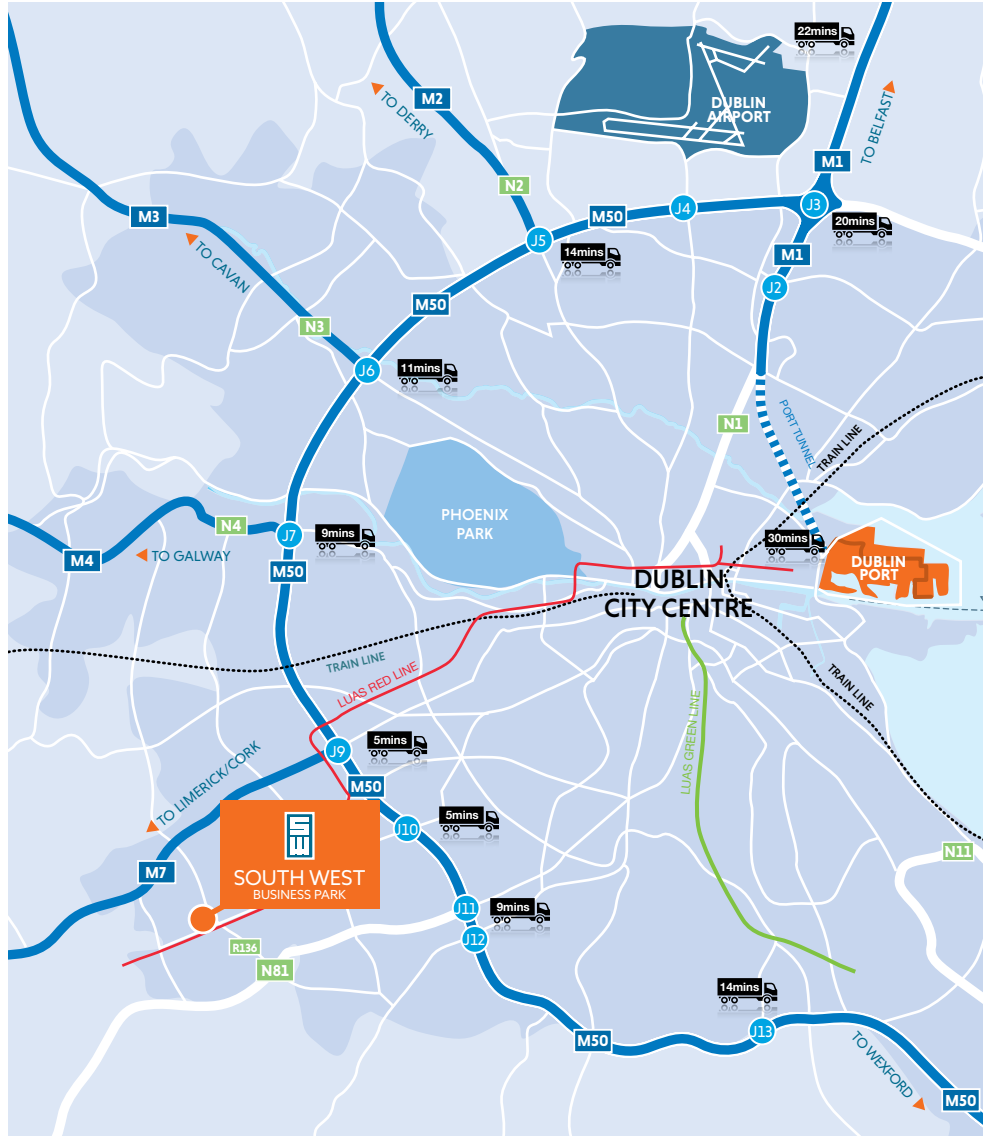


FURRY PARK BUSINESS PARK

Furry Park Business Park is actively managed by Rohan Estate Management to the highest standard. Located on the Swords Road, Furry Park Business Park is located only 5 mins from Dublin Airport, 5 mins from the M1/M50 interchange, 8 mins from Dublin Port Tunnel and 15 mins from the City Centre. Occupiers include EM News, DB Schenker and Nightline.



STRATEGIC POSITION



SOUTH WEST BUSINESS PARK

- 1 min
from M7 Motorway
- 5 min
from M50 Motorway
- 5 min
from staff amenities



Route	Drive time from SWBP
M50 (Junction 10)/Ballymount	5min
M50 (Junction 9)/M7	5min
M50 (Junction 11)/Tallaght	9min
M50 (Junction 7)/M4	9min
M50 (Junction 6)/M3	11min

Route	Drive time from SWBP
M50 (Junction 5)/M2	14min
M50 (Junction 13)/Sandyford	14min
M50 (Junction 3)/M1	20min
Dublin Airport	22min
Dublin Port	30min



Indicative Layout



A WEALTH OF AMENITIES

- | | |
|-------------------------------------|-----------------------------------|
| 1 Citywest Shopping Centre (5 mins) | 4 Spar Convenience Store (2 mins) |
| 2 The Square Tallaght (6 mins) | 5 Tallaght Hospital (6 mins) |
| 3 Topaz Filling Station (2 mins) | 6 Post Office (4 mins) |



HOTELS & LEISURE

- | | |
|--|--------------------------------|
| 1 Tallaght Leisure Centre & Swimming Pool (2 mins) | 4 Kingswood Hotel (2 mins) |
| 2 Maldron Hotel Tallaght (5 mins) | 5 Green Isle Hotel (5 mins) |
| 3 Citywest Hotel & Leisure Centre (7 mins) | 6 Red Cow Moran Hotel (7 mins) |

ABOUT THE PARK



OVERVIEW



South West Business Park is a high-quality business park located on a high profile site with immediate access onto M7 Motorway.



Offering a range of development sites with design and build opportunities from 20,000 to 200,000 sq ft.



Only 1 minute drive to M7 motorway and only 5 mins to M50 Motorway



Excellent access to public transport via Luas Cheeverstown stop & multiple bus routes.



Established business location neighbouring both Citywest Business Parks and Magna Business Park.



Purpose built facilities can be provided for sale or to let to suit occupiers' specifications.

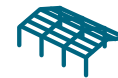


Approx 20 acres of undeveloped land to accommodate clients' design and build requirements.

CLASS LEADING SPECIFICATIONS



Clear internal heights to suit client needs.



Steel portal frame construction built to the highest standard.



Secure and generous service yards and ample car and bicycle parking.



Generous loading provision via multiple dock levellers and automated roller shutter doors.



Modern open plan office accommodation.



Broad spectrum of sustainable principals to improve the energy efficiency of buildings.



Private, well managed and expertly landscaped business environment.

ACTIVE MANAGEMENT

Rohan Estate Management Ltd. is a specialist property company focused on the management of business parks and industrial estates. We maintain the developments we manage to the very highest standards and thereby maximise tenant satisfaction and asset appreciation while delivering value for money in the provision of services.

ROHAN 
Estate Management
Phone: 01 662 4455



A LEADER IN THE SUPPLY OF HIGH QUALITY BUSINESS PARK DEVELOPMENTS

Rohan is one of Ireland's longest standing private property investment and development companies, with extensive interests in both Ireland and the UK

With over 40 years' experience in land acquisition, design, planning, construction and occupier fit out, we have a proven track record of delivering projects on time, within budget and to our clients' satisfaction.

We, as property owners, managers and developers, are primarily focused on the acquisition and development of prime commercial space and excel in the creation of high quality, actively managed business environments that create and sustain investment value.

Rohan's ability to deliver quality environments is most evident in our projects and we are very proud to count amongst our clients many leading local and global businesses.

Following on from our recent development of sector leading business parks such as Dublin AirPort Logistics Park and North City Business Park, we are proud to be offering South West Business Park to the market.

The development of South West Business Park is consistent with our commitment to supply the Dublin market with the best in class business park accommodation using the highest standards of design and finishes.



www.rohanholdings.ie

www.southwestbusinesspark.ie

ROHAN

Project Management

Rohan PM has extensive experience and expertise in developing office, industrial, warehouse and logistics facilities. Our focus is to use our knowledge and professionalism to deliver savings and certainty to your project.

- We deliver SAVINGS by value engineering projects in terms of both cost and time.
- We support your requirement to CONTROL the project.
- We manage the SUCCESSFUL delivery of your project.

Rohan PM can manage your project from Concept Phase right through to completion of the Fit-Out Phase. Depending on the nature

of your project, services available from Rohan PM during the project lifecycle can include any or all of the following:

- Project Start Up / feasibility and team selection.
- Design team co-ordination / liaison with Statutory bodies / procurement & tendering.
- Project management throughout construction phase / cost control and reporting.
- P.C. process including handover / snagging / compliance.
- Management of fit out and occupation.

ROHAN

Estate Management

Rohan Estate Management Ltd. is a specialist property company focused on the management of business parks and industrial estates. We maintain the developments we manage to the very highest standards and thereby maximise tenant satisfaction and asset appreciation, while achieving value for money in provision of services.

It is a combination of 40 years' experience, proven professionalism, our commitment to innovation and value for money, together with the special understanding that comes from being Property Owners, Managers and Developers that makes Rohan the ideal property partner.

We actively manage business parks through:

- Financial reporting and day to day management.
- Budget preparation and Service Charge control.
- Maintenance planning and contractor management.
- Routine inspections.
- Collection of rent, service charges and Insurances.
- Tenant liaison.
- Lease management.
- Landlord and Tenant advices.
- Lease negotiations / renewals and rent reviews.



Dublin Airport Logistics Park



North City Business Park



South City Business Park



Grand Canal Plaza



SOUTH WEST BUSINESS PARK

ZONING

The business park is situated in an area zoned Objective EE "to provide for enterprise and employment related uses" under the South Dublin County Council Development Plan 2016-2022.

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