

M3 GATEWAY

CLONEE, CO. MEATH

FOR SALE BY TENDER

Prime Logistics/Data-centre Site

Fully serviced site extending to approximately 8.98 hectares (22.18 acres)



The land is generally level in topography. It is adjoined by the M3 slip-road to the south, the Kilbride Road (L5028) to the east, Portan House and agricultural land to the north and a Facebook data centre which is currently under construction to the west. The land has extensive frontage of 450 metres onto the Kilbride Road (L5028) off which vehicular access is provided.



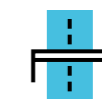
HIGH PROFILE SITE AT JUNCTION 4 M3 (CLONEE)



FULLY SERVICED SITE



POTENTIAL FOR A DATA CENTRE OR LOGISTICS HUB (SPP)



WITHIN EASY ACCESS OF THE M50, PORT TUNNEL AND DUBLIN AIRPORT



LOCATION

The lands are situated in the townland of Portan on the Meath/Dublin border, approximately 15 kms (9.5 miles) northwest of Dublin City Centre. It occupies a high-profile location along the M3 corridor at Junction 4 (Clonee) approximately 6 kms north-west of the M50.

Clonee Village and Dunboyne are situated on the opposite side of the M3. Commuter rail services are available in Dunboyne and the M3 Parkway Park & Ride at Pace.

The Kilbride Road (L5028) runs along the entire eastern boundary. Facebook has developed hyperscale data centres on the adjoining lands at a cost in excess of €300m.

The immediate area to the east comprises logistics/ industrial developments including Damastown Industrial Estate, Bracetown Business Park and Blanchardstown Corporate Park.

NOTABLE OCCUPIERS IN THE AREA:



TOWN PLANNING

The entire is situated within an area zoned Objective E2/E3 - 'Enterprise & Employment' and 'Warehousing & Distribution' within the Dunboyne/ Pace/Clonee Local Area Plan 2009 as incorporated within the Meath County Development Plan 2013-2019:

'To facilitate logistics, warehousing, distribution and supply chain management inclusive or related industry facilities which require good access to the major road network.'

The Draft Meath County Development Plan 2021-2027 is currently in the process of being prepared.

A Town Planning Assessment prepared by RW Nowlan & Associates Chartered Planning & Property Advisors is available within the Data Room.



DATA CENTRES

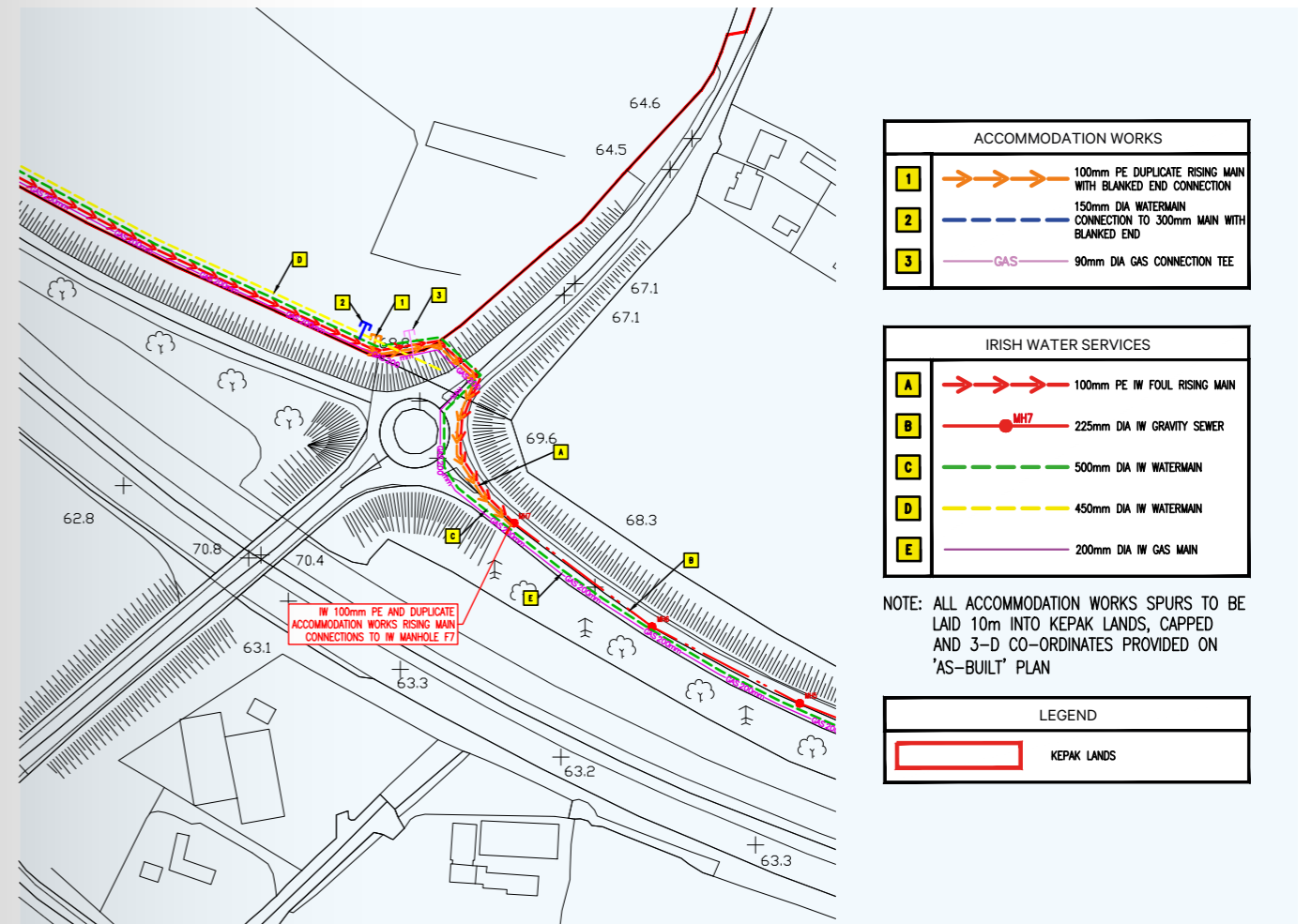
Ireland is home to over 66 operational data centres, with a further 11 buildings currently under construction within the Dublin Metropolitan Area.

North-west Dublin in particular has proven to be a popular location amongst Data Centre operators with Facebook, Digital Realty and Equinix all with existing facilities in the area. Amazon Web Services is nearing completion of a 223,000 sq ft data centre in Mulhuddart while EngineNode is seeking planning consent for a four-phase development extending to almost 1 million sq ft in Bracetown.



SERVICES

We understand that all mains services including potable water supply and foul drainage are provided and capped within the site boundary. A detailed services/engineering report has been prepared by DBFL Consulting Engineers and is available within the Data Room.



FURTHER INFORMATION

TITLE

Understood to be freehold.

TENDER PROCEDURE

The property is for sale by Tender. Tender documents are available from either the offices of the solicitors or the agents. Completed tender documents are to be returned in a sealed envelope marked "Clonee Lands Tender" and to be received no later than 12 noon on Thursday 6th May 2021 to the offices of Julian Cunningham, Flynn O'Driscoll Business Lawyers, No. 1 Grant's Row, Lower Mount Street, Dublin 2. The vendors are not obliged to accept the highest or any tender received.

Further information is available in the Data Room via www.m3gateway.com

SOLE AGENT



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