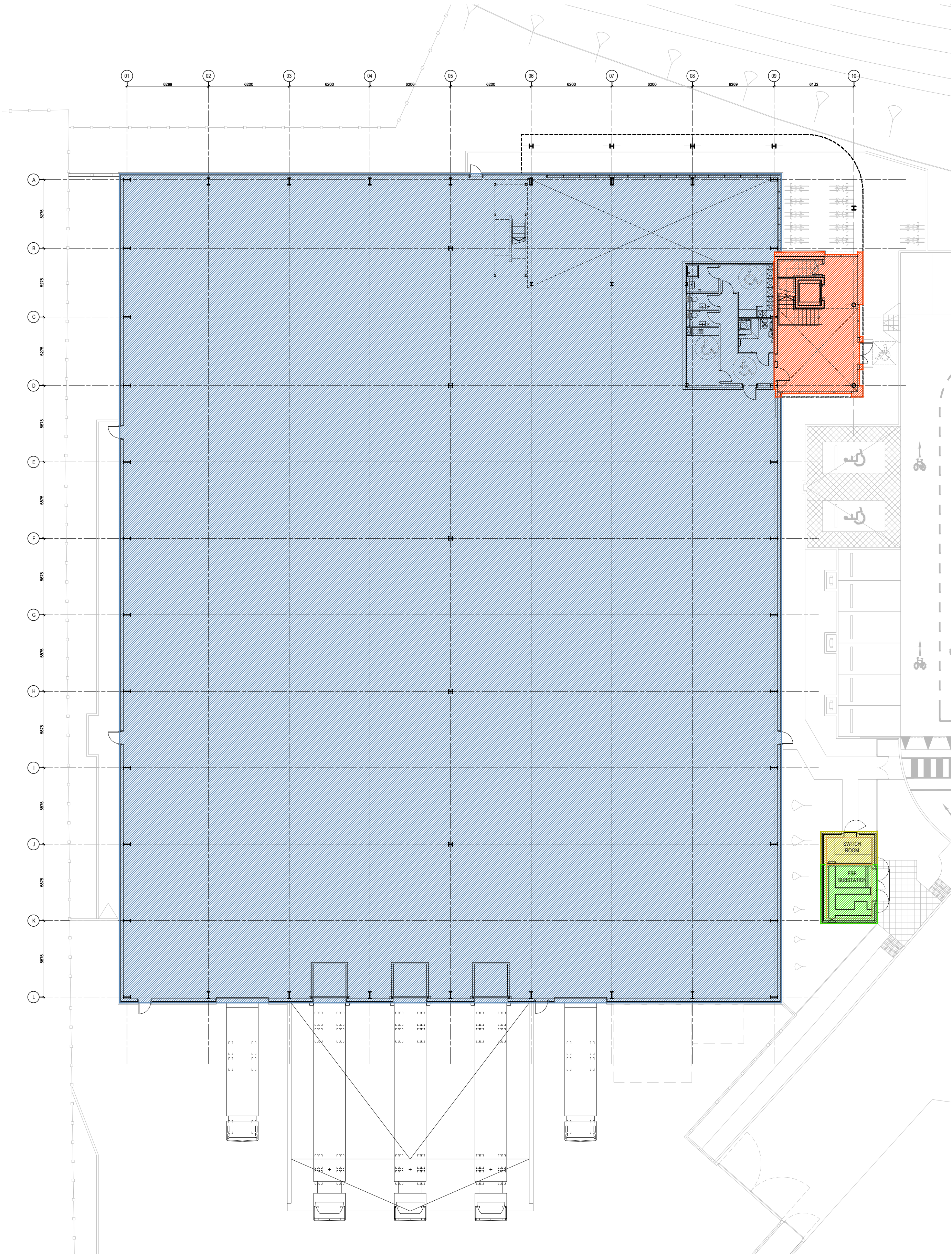
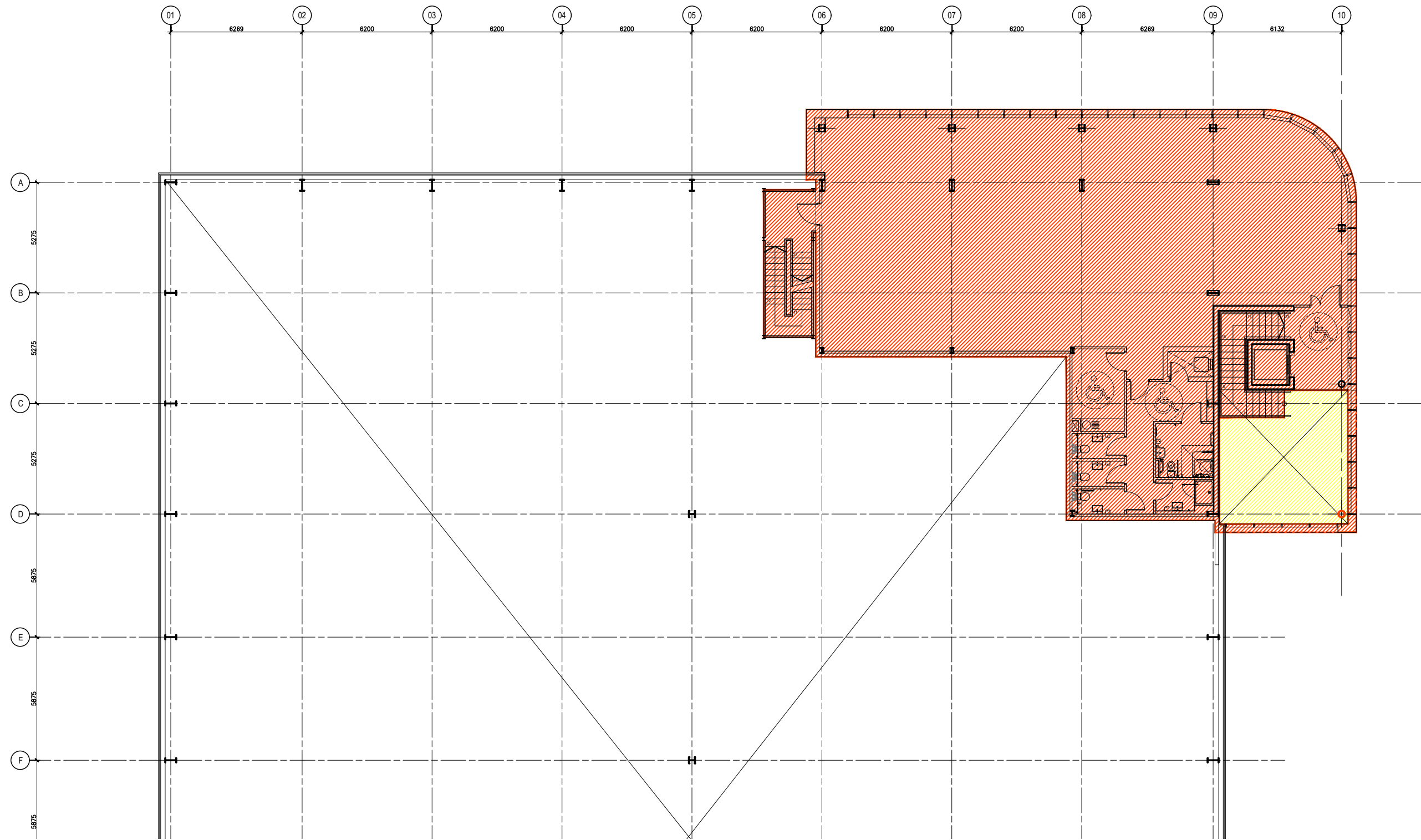
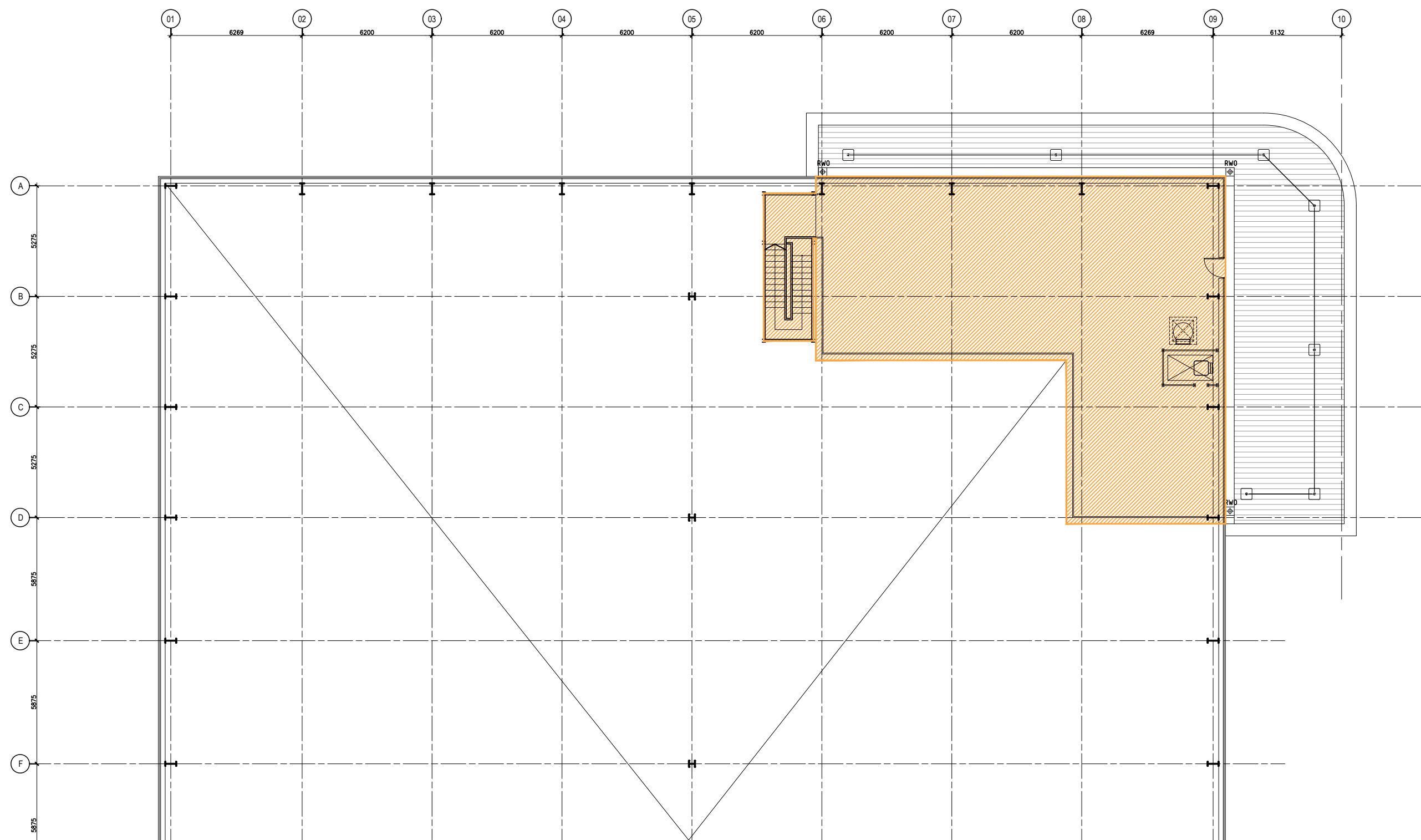




1 GROUND FLOOR PLAN - GEA  
Scale: 1:200



2 FIRST FLOOR PLAN - GEA  
Scale: 1:200

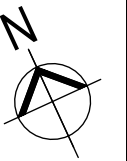


3 SECOND FLOOR PLAN - GEA  
Scale: 1:200

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DO NOT SCALE from this drawing. Use figured dimensions.  
Contractor to check all dimensions on site prior to commencement of works. Any discrepancies are to be referred to the ARCHITECT.

KEY PLAN:



FORTIS HOUSE: WAREHOUSE / LOGISTICS UNIT  
GEA - LEASE AREAS  
Gross External Areas

**GROUND FLOOR LEVEL**  
Warehouse 3,238.6 sqm  
(incl. toilets, changing facilities and tea station)  
Reception 72.8 sqm  
Subtotal 3,311.4 sqm

**FIRST FLOOR LEVEL**  
Office 395.4 sqm  
(incl. lobby, toilets, tea station and stairs; excl. void)  
Subtotal 395.4 sqm

**SECOND FLOOR LEVEL**  
Plant Area 248.0 sqm  
(incl. escape stairs)  
Subtotal 248.0 sqm

**TOTAL** 3,954.8 sqm  
42,569 sqft  
(excl. switch room & substation area)

**SWITCH ROOM** 11.1 sqm  
119.5 sqft  
**SUBSTATION** 20.0 sqm  
215.3 sqft

AREAS - Lease (GEA\*)  
\* Gross External Areas

Warehouse Floor Area  
Office Floor Area  
Void Floor Area  
Plant Floor Area  
Switch Room Area  
Substation Area

ISSUED FOR INFORMATION PURPOSES ONLY

REVISIONS

| DATE       | REV. | BY  | CHECKED | DESCRIPTION                 |
|------------|------|-----|---------|-----------------------------|
| 20.01.2026 | 4    | AS  | LR      | Plant Floor GEA Included    |
| 17.11.2025 | 3    | AS  | LR      | ESB Substation GEA Included |
| 17.11.2025 | 2    | AS  | BM      | Issued for Information      |
| 14.05.2025 | 1    | YDC | LR      | Revised First Floor Layout  |
| 08.05.2025 | *    | YDC | LR      | Issued for Information      |

| DATE       | REV. | BY  | CHECKED | DESCRIPTION                 |
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| 20.01.2026 | 4    | AS  | LR      | Plant Floor GEA Included    |
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PROJECT:  
CHERRYHOUND  
WAREHOUSE / LOGISTICS UNIT  
PLOT 3, OLD CORDUFF ROAD, BCP 2, DUBLIN 15  
STAGE:  
PRE-TENDER

DRAWING TITLE:  
GROSS EXTERNAL AREAS  
FLOOR PLANS  
PROPOSED

|                |                       |
|----------------|-----------------------|
| DATE: JAN 2026 | DRAWING NO:           |
| SCALE: 1:200   | PT-250                |
| DRAWN: YDC     |                       |
| CHECKED: LR    | SHEET SIZE: REVISION: |
| JOB NO: 2045   | A1 4                  |
| FILE NAME:     |                       |