







Millennium Business Park is a well-established industrial hub on the Cappagh Road in Ballycoolin.

The existing park is home to national and international occupiers.

This new development will complete the final phase of the Millennium Business Park which incorporates Millennium Business Centre and Millennium Trade Park and is well located with direct road frontage to Cappagh / Ratoath Road and accessed via the main entrance of Millennium Business Park.

The park is well located on the M50 corridor for prime access to Dublin Airport,

Dublin Port and all main arterial routes.

Nearby developments include Rosemount Business Park, Northwest Business park, Ballycoolin Business Park and Stadium Business Centre.

Local amenities include Blanchardstown Shopping Centre and Retail Park, Café Java a popular restaurant and coffee roaster and the National Aquatic Centre.

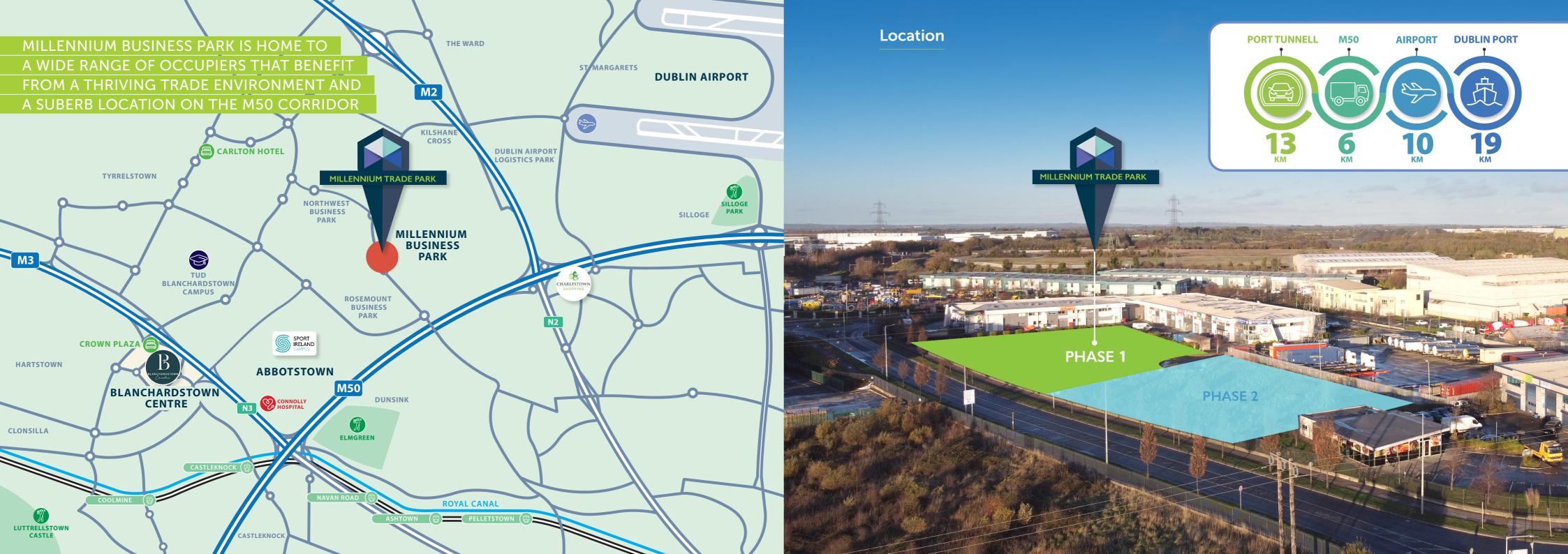


Special Features:





► AVAILABLE IN A NUMBER OF CONFIGURATIONS (SUBJECT TO P.P)





ACCOMMODATION OPTIONS:

The units are available in a number of different size combinations up to 22,000 sq.ft

Varying from 4 smaller units, 2 medium sized units or 1 large unit of 22,000 sq.ft

Gross Floor Area of Industrial Unit	(Approx. Gross Floor Area)	
	Sq. m.	Sq. ft.
Unit 1	532	5,726
Unit 2	456	4,907
Unit 3	460	4,950
Unit 4	602	6,478

Gross Floor Area of Industr	ial Unit (Approx. Gro	(Approx. Gross Floor Area)	
	Sq. m.	Sq. ft.	
Unit 1	987	10,633	
Unit 2	1,061	11,428	

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PROPERTY COSTS

The tenant will be liable for local authority rates, service charges and insurance.

VIEWING ARRANGEMENTS

Strictly be appointment through the sole agents

PLANNING USE

General Industrial Zoning

TO LET

Lease Terms available on request





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