

TO LET

EXCITING NEW DEVELOPMENT OF
SMALL TO MEDIUM INDUSTRIAL UNITS

MILLENNIUM TRADE PARK BALLYCOOLIN, BLANCHARDSTOWN, DUBLIN 15

F.J. Frisby
& Associates
Commercial Property Specialists

PSRA 002980



MILLENNIUM TRADE PARK

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.



HIGH SPEC OFFICES TO INCLUDE
PAINTED AND PLASTERED WALLS,
SUSPENDED CEILINGS WITH
LED LIGHTING.

Special Features:





- ▶ **MODERN INDUSTRIAL ACCOMMODATION**
- ▶ **CLEAR INTERNAL HEIGHT OF 8M**
- ▶ **EXCELLENT LOADING VIA INSULATED GOODS ENTRANCE DOORS**
- ▶ **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 Industrial Unit	(Approx. Gross Floor Area)	
	Sq. m.	Sq. ft.
Unit 1	987	10,633
Unit 2	1,061	11,428

BER

BER PENDING

PROPERTY COSTS

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

VIEWING ARRANGEMENTS

Strictly by appointment through the sole agents.

PLANNING USE

General Industrial Zoning

TO LET

Lease Terms available on request



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