



To Let

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PSRA Licence No. 001223

## Unit 7 Millenium Business Park

Cappagh Road, Dublin 11, D11 AW73



High profile mid terrace industrial unit with warehouse and office accommodation



Roller shutter access with five designated car parking spaces and unloading area to the front of the unit.



Excellent Location with access to the M50, N2 and N3 along with excellent public transport links.





## DESCRIPTION

Unit 7 comprises a modern mid-terraced pre-cast concrete frame warehouse unit with insulated metal deck cladding to the exterior and a double skin insulated metal deck pitched and ridged roof. The unit has an internal eaves height of approx. 5.5 metres with a full height motor operated roller shutter door.

Internally there is a small office and adjoining w/c with the remainder of the warehouse used as a dead file store. The unit extends to approx. 268 sqm over ground and first floor with additional mezzanine accommodation. There are a number of designated car parking spaces.

## LOCATION

Superb location east of Cappagh Road approximately 5km from Blanchardstown and 9km from Dublin International Airport. Millennium Business Park is a new modern business park located approx. 8 km north west of Dublin City, 3 km from junction 6 of the M50 and adjacent to numerous established business locations including IDA Ballycoolin Industrial Estate, Rosemount Business Park, Northwest Business Park and Blanchardstown Corporate Park.

## SCHEDULE OF ACCOMMODATION

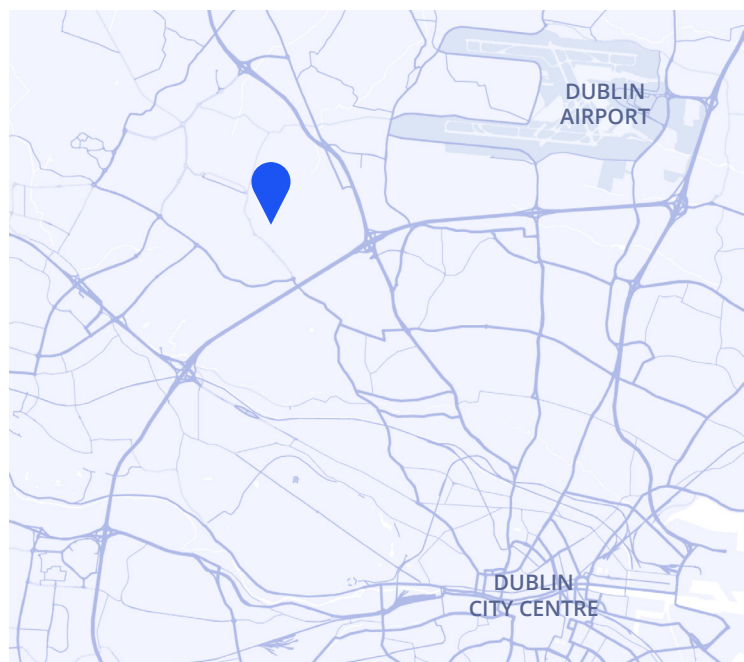
	SQ. M.	SQ. FT.
<b>Ground Floor Warehouse</b>	156.50	1,685
<b>Ground Floor Office</b>	28.55	307
<b>First Floor</b>	82.55	889

## Lease

Available on a new lease directly from the landlord.

## BER

**BER E1**



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