

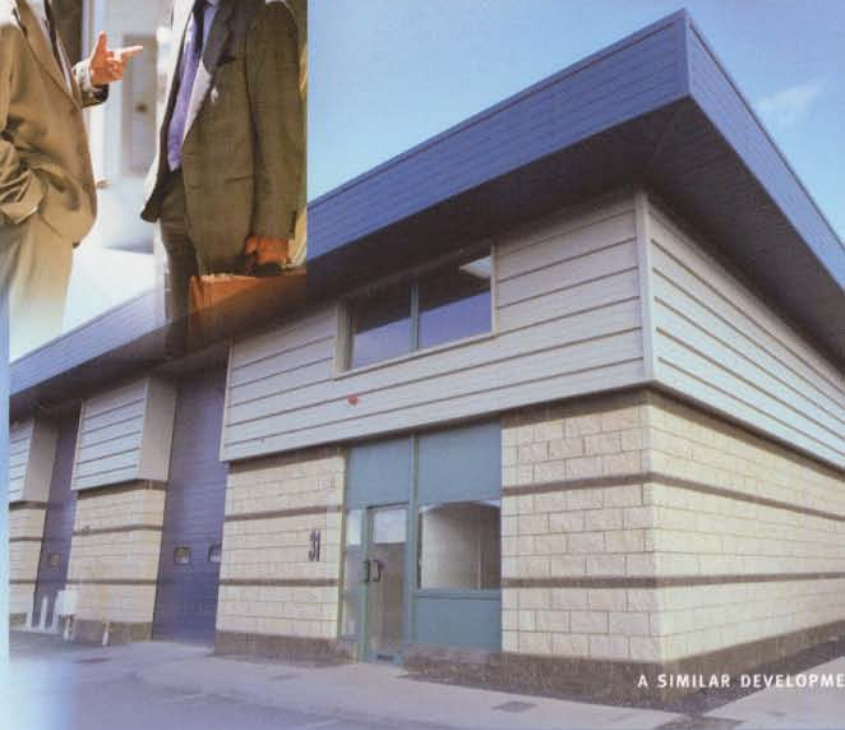
FOR SALE / TO LET

# MILLENNIUM

BUSINESS CENTRE

MILLENNIUM BUSINESS PARK  
BLANCHARDSTOWN DUBLIN 15

4567 3890 2990 1234  
8906 85



A SIMILAR DEVELOPMENT

A prestigious cluster development of units  
in a business park setting comprising 36 buildings in total



A development by Hillview Securities Ltd.  
a McInerney Holdings plc company

# MILLENNIUM

## BUSINESS CENTRE

MILLENNIUM BUSINESS PARK  
BLANCHARDSTOWN DUBLIN 15



Millennium Business Park comprises a 40 acre site (16.5 ha) in a superb location close to Blanchardstown Shopping Centre, the M50 and several recent new developments including Northwest Business Park, Rosemount Business Park, Blanchardstown Corporate Park, the IDA Industrial Estate at Ballycoolin and a whole range of nearby amenities including Blanchardstown Town Centre, Westpoint Leisure Centre, Dublin Airport, the proposed new National Stadium and many recent infrastructural improvements to facilitate access to the M50 and Dublin Airport.

Phase 1 of Millennium Business Park, Millennium Business Centre, will extend to a development of 36 units on 7.5 Acres (3.0 ha), ranging in size from 2,831 sq.ft. (263 sq.m.) A selection of units will be available at 2,831 sq.ft., 3,724 sq.ft., 5,823 sq.ft., 6,662 sq.ft. and 6,674 sq.ft.

This section of this development will extend to 132,000 sq.ft. (12,263 sq.m.), and will be set in a pleasant, landscaped, secured environment.

### SPECIFICATION

- Precast Concrete Structural Frame and selected colour-coded Insulated Architectural Wall and Roof Cladding.
- Reinforced concrete floors throughout.
- Eaves height 19 feet (5.8m) approximately.
- Colour-coded PVC coated aluminium windows and personnel doors.
- Insulated goods access doors.
- Low maintenance exterior finish.

### ACCOMMODATION

Combination of sizes available from 2,831 sq.ft. (263 sq.m.) upwards in various styles and layouts.

### TITLE

The properties will be sold with the benefit of Freehold Title.

### LEASE TERMS

A selection of units will be available to let on long term full repairing and insuring leases.

### PURCHASE PRICE

A booking deposit of IR£5,000 will be required to reserve a unit. 10% of the Purchase Price will be payable on signing of contracts, and balance on completion.



# SITE LAYOUT



## ACCOMMODATION

### BLOCK 1 - COMPRISING UNITS 1 TO 18

Unit 1		6,674 sq.ft.	620 sq.m
Unit 2 – 8	7 units of	2,831 sq.ft.	263 sq.m
Unit 9 & 10	2 units of	6,662 sq.ft.	619 sq.m.
Unit 11		3,724 sq.ft.	346 sq.m.
Unit 12 – 17	6 units of	2,831 sq.ft.	263 sq.m.
Unit 18		6,662sq.ft.	619 sq.m.

### BLOCK 2 - COMPRISING UNITS 19 TO 36

Unit 19		5,823 sq.ft.	541 sq.m.
Unit 20		3,724 sq.ft.	346 sq.m.
Unit 21 – 26	6 units of	2,831 sq.ft.	263 sq.m.
Unit 27		6,662 sq.ft.	619 sq.m.
Unit 28		6,674 sq.ft.	620 sq.m.
Unit 29 – 35	7 units of	2,831 sq.ft.	263 sq.m.
Unit 36		5,823 sq.ft.	541 sq.m.

Overall development of 36 self-contained industrial/business units extending to c, 132,000 sq.ft. (12,263 sq.m.)



**MILLENNIUM  
BUSINESS CENTRE**  
MILLENNIUM BUSINESS PARK  
BLANCHARDSTOWN DUBLIN 15



PROPOSED SITE LAYOUT

Visit our website at [www.hillview.ie](http://www.hillview.ie)

**The Development Team**

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A McInerney Holdings plc company

**Hillview Securities Ltd**

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Note: The Agents for themselves and for the vendors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers/tenants, and do not constitute part of an offer or contract, (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them, (iii) No person in the employment of the sole selling agents have any authority to make or give any representation or warranty in relation to this property.