

FOR SALE / TO LET

MODERN TERRACED INDUSTRIAL UNIT AT

20 MILLENNIUM BUSINESS CENTRE, BLANCHARDSTOWN, DUBLIN 15.



LOCATION

Millennium Business Centre comprises a modern business park in a superb location close to Blanchardstown, the M50 and Northwest Business Park, Rosemount Business Park, Blanchardstown Corporate Park, the IDA Industrial Estate at Ballycoolin & Stadium Business Park.

Nearby amenities include Blanchardstown Town Centre, Westpoint Leisure Centre, Dublin Airport & the National Aquatic Centre and National Sports Campus. Occupants include Reflect Auto care, Greenstar, Millennium Rose Café, Artisan Furniture, Glenmar Foods, Vero Coffee.

Unit 20 Millennium Business Centre is finished to a very high standard.

PSRA 002980

F.J. Frisby
& Associates
Commercial Property Specialists



DESCRIPTION

Unit 20 is of pre-cast concrete structural frames with selected colour-coded insulated wall and roof cladding. There are reinforced concrete walls and floors throughout. Internal eaves height is approximately 19feet(5.8m).

External finishes are high quality and low maintenance including colour-coded PVC coated aluminium windows, personnel doors and insulated good access door.

Fully fitted & Ready for occupation!

ACCOMMODATION	APPROX. SQ. M.	APPROX. SQ. FT.
Factory / Warehouse	346	3,724
<i>Includes Ground & First Floor Offices</i>		
TOTAL GROSS FLOOR AREA	346	3,724

AVAILABLE FOR SALE OR TO LET

Price Guide: €375,000

SERVICES / GENERAL

All main services are installed including:

- Single and three phase power
- Mains Gas
- Burglar Alarm
- Office lighting, heating and carpets
- Fully fitted Kitchenette
- Factory lighting and heating
- Alarm fitted



Inspection

Strictly by Prior Appointment Only

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