

FOR SALE or TO LET

SUPERB INDUSTRIAL UNIT

AT

**UNIT 114 MILLENNIUM TRADE PARK,
BLANCHARDSTOWN,
DUBLIN 15.**



LOCATION

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

Nearby amenities include Blanchardstown Town Centre, Sports Campus Ireland, Dublin Airport and the National Aquatic Centre.

Nearby occupiers include Step Indoors, Trade Window & Doors, AFT Blinds, Reflect Auto Products, D1 Kitchens, Haughtons, Vero Coffee, GMC Engineering etc.

PRSA002980

F. J. Frisby
& Associates
Commercial Property Specialists



DESCRIPTION

The unit is of steel frame construction with selected colour-coded insulated wall and roof cladding. There are concrete block walls and floors throughout.

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

ACCOMMODATION	APPROX. SQ. M.	APPROX. SQ. FT.
Factory / Warehouse	311	3,350
<i>Incl.</i> First floor showroom/office and concrete mezzanine.		
TOTAL GROSS FLOOR AREA	311	3,350

SERVICES / GENERAL

All mains services are installed including:

- All mains services
- Single & three phase power
- Mains Gas
- Office Lighting & Carpets installed
- High Profile Location in Successful Millennium Trade Park
- Inspection Highly Recommended

FOR SALE

The property is available for sale.
Quoting a guide price of €405,000 plus vat.

Alternatively the unit is available to lease at €35,000 pa plus outgoings on a new 10 year lease with 5 year rent review on repairing and insuring terms.

BER D2

Inspection

Strictly by Prior Appointment Only

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