

FOR SALE

SUPERB END OF TERRACE INDUSTRIAL UNIT

AT

**UNITS 39 & 40 MILLENNIUM TRADE PARK,
BLANCHARDSTOWN,
DUBLIN 11. D11 W896**



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.

BER D2

PRSA002980

F.J. Frisby
& Associates
Commercial Property Specialists



DESCRIPTION

The units are interconnecting front to back, construction is of steel frame with colour-coded insulated wall and roof cladding. There are concrete 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.
Unit 39 Factory / Warehouse	335	3,600
Incl. Ground floor Office, first floor showroom/office and concrete mezzanine.		
Unit 40 Incl. Ground floor Office, first floor showroom/office and concrete mezzanine	395	4,250
TOTAL GROSS FLOOR AREA	730	7,850

SERVICES / GENERAL

All mains services are installed including:

Single & three phase power

Mains Gas

Office Lighting & Carpets installed

High Profile Location in Successful Millennium Trade Park

Inspection Highly Recommended



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The property is available for sale. Quoting a guide price of €865,000

Inspection

Strictly by Prior Appointment Only

F.J. Frisby & Associates

Commercial Property Specialists

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