

**FOR
SALE**

**UNITS 37 & 42
MILLENNIUM TRADE PARK
BALLYCOOLIN
DUBLIN 11**



**SUPERB END OF TERRACE WAREHOUSE / SHOWROOM UNIT WITH
OFFICE ACCOMMODATION**

37 & 42 MILLENNIUM TRADE PARK PRESENT AS END OF
TERRACE UNITS OF 7,850 SQ. FT.

LOCATED IN THE WELL ESTABLISHED MILLENNIUM TRADE
PARK IN BALLYCOOLIN, IN CLOSE PROXIMITY TO
BLANCHARDSTOWN, THE M50, DUBLIN AIRPORT AND
SEVERAL OTHER SIMILAR TRADE PARKS.

AMPLE PARKING ON SITE FOR STAFF AND CUSTOMERS.

SUITABLE FOR A VARIETY OF USERS.

**F.J. Frisby
& Associates**
Commercial Property Specialists

LOCATION

Millennium Trade Park comprises a modern business park in a superb location close to Blanchardstown, the M50, Dublin Airport and several similar trade park developments. It is a well established trade park with a busy occupied environment. Neighbours include, AFT Blinds, Blaklader, Lacey's Plumbing, Vero Coffee, Trade Windows & Doors, Haughton & Sons, D1 Kitchens & Wardrobes and more.

DESCRIPTION

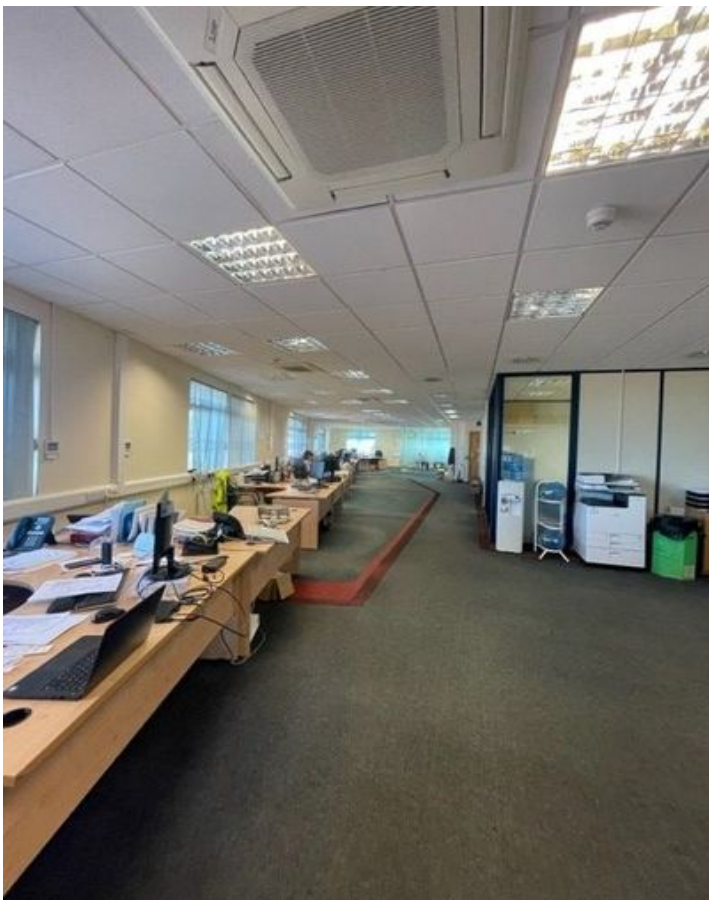
Units 37 & 42 are interconnected units of steel frame construction with a clear headroom of c. 7.6m. There are concrete block walls with colour coded wall and roof cladding and dust proof concrete floors. The units have double skin metal deck roofing throughout. There are two roller shutter doors which measure 3.2m x 6.8m and are electronically operated. There is gas fired heating to warehouse and offices and mercury vapour lighting throughout the warehouse.

The first floor offices have an open plan layout to include a general office and three cellular meeting rooms plus a comms room. Additionally there is a ground floor boardroom and canteen and WC facilities.

The property is well presented throughout, painted and decorated with commercial carpet tiling, security shutters to the first floor windows, Mitsubishi air-con system, fluorescent lighting and vinyl tiling in the canteen.

The property has a burglar alarm installed, keypad security access across entire building to various areas, CCTV cameras externally and flood lighting on both units.

Originally constructed as two units, sale of either unit will also be considered.



Services / General

- Single & Three Phase Power
- Convenient Location
- Gated Entrance
- Mains Gas
- Inspection Highly Recommended

PRICE ON APPLICATION

Inspection by appointment
F.J. Frisby & Associates Ltd.
Suite 17, The Mall, Beacon Court,
Sandyford, Dublin 18
Tel: 01 2933800
Email: emma@fjfrisby.ie



<u>Accommodation</u>	<u>Sq. ft. (approx.)</u>	<u>Sq. m. (approx.)</u>
Unit 37 Warehouse Incl. Ground Floor Boardroom and WC and first floor offices	3,600	334
Unit 42 Warehouse Incl. Ground Floor Canteen, comms room and WC and first floor offices	4250	395
TOTAL FLOOR AREA	7,850	729

F.J. Frisby
& Associates
Commercial Property Specialists



Note: These particulars are issued by the Agents on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, the Agents, for themselves and for the vendor/lessor whose agents they are, give notice that: - (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, reference to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither the Agents or their employees have any authority to make any or give any representation or warranty in relation to the property.