BOOKING NOW

- Ideally suitable for trade uses.
- Excellent road frontage.
- High volume passing traffic

Units from 1,555sq.ft. to 3,855sq.ft.
(144sq.m. to 358.2sq.m.)

An exciting opportunity to occupy new high profile units. Join; Artisan Furniture, D1 Kitchens, Fitzgerald Lighting, Haughtons Tyres, Walden Motors, Wall Beds of Ireland, Printrite, Opetech, Masseys, East Coast, Mid-Western Lifts, Tormax ADS.

Sole Agents

F.J. Frisby & Associates
Industrial Property Specialists

FJ Frisby & Associates,
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Sandyford, Dublin 18

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MILLENNIUM TRADE PARK

BALLYCOOLIN, BLANCHARDSTOWN, DUBLIN 15



Millennium Business Park comprises a 40 acre site in a prime location close to Blanchardstown shopping Centre, the M50 and several recent new developments including Northwest Business Park, Rossmount 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 and many recent infrastructural improvements to facilitate access to the M50 and Dublin Airport.

A Superb development of 36 new units in a business park setting on 3 acres.

OPENINGS FOR; Paint Centre, Plumb Centre, Electrical, Doors & Floor, Tool Hire, Office Equipment, Motor Factors, etc.

A DEVELOPMENT BY
Hillview Developments Ltd A MC INERNEY HOLDINGS PLC COMPANY
& **Lanby Developments Ltd**

FOR SALE/TO LET









MILLENNIUM TRADE PARK

BALLYCOOLIN, BLANCHARDSTOWN, DUBLIN 15

MILLENNIUM TRADE PARK

Millennium Trade Park is situated in Millennium Business Park, which comprises a 40 acre development in a superb established commercial industrial location. Nearby amenities include Blanchardstown Shopping Centre, Westpoint Leisure Centre and Dublin Airport. Excellent access is available to the M50. Several recent new developments are located nearby including Northwest Business Park, Rosemount Business Park, Blanchardstown Corporate Park, and the IDA Industrial Estate.

Millennium Trade Park will extend to a development of c.70,000sq.ft. in 36 industrial units on a site of 3 acres, ranging in size from 1,555sq.ft. A selection of unit sizes will be available to suit a wide range of requirements.

AVAILABILITY

First units scheduled for completion in September 2007.

SPECIFICATION

High specification of finishes throughout including:

- Structual Steel Frame allowing clear headroom throughout
- Eaves height 19ft. (5.8m)
- Selected colour coded Insulated Architectural Wall and Roof Cladding
- Reinforced concrete floors throughout
- Colour coded PVC coated aluminium windows and personnel doors
- Insulated goods access doors
- Low maintenance exterior finish
- Variety of internal layouts including offices and mezzanine floors



SERVICES

All mains services are available to the units.

TITLE

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

TERMS

- Units are offered either For Sale or To Let to suitable occupants.
- Leases will be on Full Repairing and Insuring Terms and consideration will be given to Fit Out Allowances for suitable tenants
- Sales will be on a Freehold basis
- The demised areas will include individual loading and parking areas.
- Further details available on request.

ACCOMMODATION

Unit No:	Sq.M.	Sq.ft.
88	194	2,090
89	183	1,970
90-98	144.5	1,555
99	265	2,855
100	163	1,755
101	190.5	2,050
102	149	1,605
103	182.5	1,965
104	215	2,315
105	212.5	2,290
106	215	2,315
107-108	358	3,855
109-112	144.5	1,555
113	226	2,435
114	311	3,350
115-121	144.5	1,555
122	183	1,970
123	194	2,090

SITE LAYOUT



MANAGEMENT

The development which forms part of the overall Millennium Business Park, extending to 40 acres will be professionally managed by a specialist management company to ensure the highest standards are maintained throughout and to provide a high quality working environment. A service charge will apply towards the cost of providing the service which includes security, landscaping, maintenance, public lighting, public liability insurance etc.

LOCATION MAP

MILLENNIUM TRADE PARK
BALLYCOOLIN, BLANCHARDSTOWN, DUBLIN 15



Visit our website at www.fjfrisby.ie

THE DEVELOPMENT TEAM

The Development Team

Developers
Lanby Developments Ltd.
68 Merrion Square
Dublin 2

Architects
Keenan Lynch Architecture
4 Herbert Place, Dublin 2

Quantity Surveyors
Duffy Gaffney Partnership
101 Trees Road
Mount Merrion, Co. Dublin

Structural Engineers
Michael Punch & Partners,
MPP House, Glenageary Business Park,
Glenageary, Co. Dublin.

Solicitors
Eugene F. Collins & co
Temple Chambers
3 Burlington Road
Dublin 4.

Sole Selling agents

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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 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 faith and are believed to be correct, but any intending purchasers / tenants should not rely on them as statements of 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