

**TO  
LET**

**UNIT 114  
MILLENNIUM TRADE PARK  
CAPPAGH ROAD  
BALLYCOOLIN  
DUBLIN 11**



**MODERN INDUSTRIAL UNIT WITH WAREHOUSE AND OFFICE  
ACCOMMODATION**

3,350 SQ. FT. (311 SQ. M.) approx.

MODERN INDUSTRIAL UNIT WITH WAREHOUSE AND OFFICE  
ACCOMMODATION LOCATED WITHIN THE MILLENNIUM  
BUSINESS PARK, FORMING PART OF THE MILLENNIUM TRADE  
PARK IN BALLYCOOLIN.

AMPLE PARKING TO THE FRONT OF THE PROPERTY.

SUITABLE FOR A VARIETY OF USERS.

AVAILABLE IMMEDIATELY.

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

PSRA 002980



# LOCATION

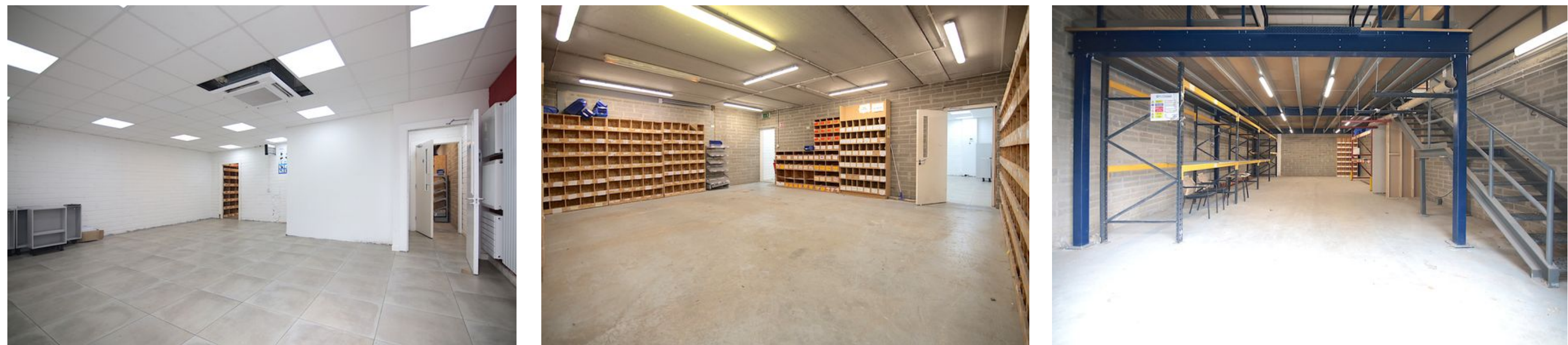
The Millennium Trade Park is situated within Millennium Business Park which comprises a 40 acre development in a superb established commercial industrial location. Nearby amenities include Blanchardstown Shopping Centre, National Aquatic Centre and Dublin Airport. Excellent access is available to the M50 which serves all main arterial routes. There are several similar developments nearby including Northwest Business Park, Rosemount Business Park, Stadium Business Centre, Blanchardstown Corporate Park and IDA Industrial Estate.

Neighbours include, AFT Blinds, Lacey's, Blaklader, The Good Food Snack Company, Trade Windows and Doors, Vero Coffee, Reflect Auto Care and many more.

# DESCRIPTION

The subject property comprises a terraced, modern industrial / trade unit which is located within a development of similar units. The property benefits from ample car parking to the front of the building (6 car parking spaces) and a loading bay in front of a roller shutter door to the warehouse. The ground floor is currently laid out with an office / trade counter with WC and direct access to the ground floor of warehouse. There is a full mezzanine floor across the entire of the warehouse which is accessed via steel stairs. The original concrete mezzanine floor has been extended to include a steel framed timber mezzanine of approx. 772 sq. ft. which is fitted with a goods access barrier.

The units in this development were completed in 2007/2008 and were built to a high specification throughout including, structural steel frame, double skin insulated metal deck roofs, selected colour coded insulated architectural wall and roof cladding, reinforced concrete floors throughout, insulated goods access floors and a low maintenance exterior finish. All mains services are available.



<u>Accommodation</u>	<u>Sq. ft. (Approx.)</u>	<u>Sq. m. (Approx.)</u>
Factory/Warehouse	3,350	311
Incl Ground & First Floor Offices/Showrooms And Concrete Mezzanine		
<u>TOTAL</u>	<u>3,350</u>	<u>311</u>
Plus Mezz Extension	772	72

PRICE AVAILABLE UPON REQUEST.

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



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.