

# BOOKING NOW

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

Units from 1,650 sq.ft. to 4,250 sq.ft.  
(152 sq.m. – 394.5 sq.m.)

**An exciting opportunity to occupy  
new high profile units**

Join Artisan Furniture, Fowlers Motors, D1  
Kitchens, Fitzgerald Lighting, Haughtons  
Tyres, Walden Motors, Wall Beds of Ireland

Sole Agents



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# MILLENNIUM TRADE PARK

BALLYCOOLIN, BLANCHARDSTOWN, DUBLIN 15



A superb development of 54 new units  
in a business park setting on 6 acres.

OPENINGS FOR; PAINT CENTRE, PLUMB CENTRE, ELECTRICAL, DOORS & FLOORS, TOOL HIRE 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 54 units on 6 Acres, ranging in size from 1,650 sq.ft. (152 sq.m.). A selection of units will be available at 1,650 sq.ft., 2,920 sq.ft., 3,300 sq.ft., 3600 sq.ft., and 4,250 sq.ft.

## AVAILABILITY

First units scheduled for completion October 2006

## SPECIFICATION

High specification of finishes throughout including:

- Pre-cast Concrete Structural Frame and selected colour coded Insulated Architectural Wall and Roof Cladding
- Reinforced concrete floors throughout
- Eaves height 18'6" feet (5.6 m) approximately
- 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 provided to the site

## TITLE

The properties will be sold with the benefit of Freehold Title

## LEASE 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.

# MILLENNIUM TRADE PARK

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## ACCOMMODATION

TYPE	Sq.ft.	Sq.m.	No. of Units
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→ **Block 1** – Comprising 6 Units in Total

Type A	2,920	271	2
Type C	3,600	333.5	2
Type D	4,250	394.5	2

→ **Block 2** – Comprising 22 Units in Total

Type B	4,250	394.5	2
Type C	3,600	333.5	1
Type D	4,250	394.5	1
Type E	1,650	152	8
Type F	1,650	152	8
Type G	3,300	304	1
Type H	3,300	304	1

→ **Block 3** – Comprising 26 Units in Total

Type A	2,920	271	4
Type B	4,250	394.5	2
Type C	3,600	333.5	1
Type D	4,250	394.5	1
Type E	1,650	152	8
Type F	1,650	152	8
Type G	3,300	304	1
Type H	3,300	304	1

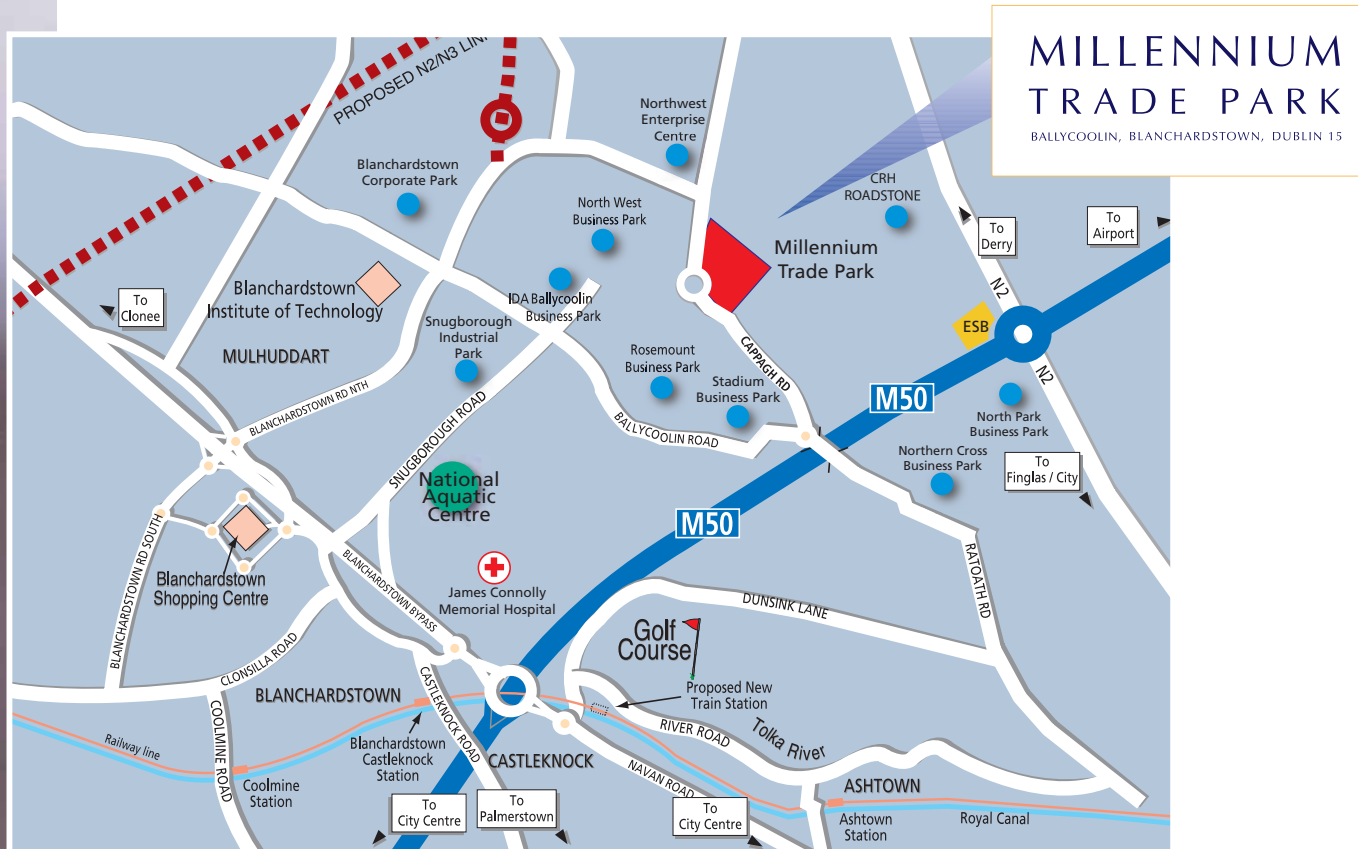
## SITE LAYOUT



## 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 assure 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



Visit our website at [www.fjfrisby.ie](http://www.fjfrisby.ie)

## THE DEVELOPMENT TEAM

### The Development Team

Hillview Developments Ltd  
68 Merrion Square  
Dublin 2

Lanby Developments Ltd  
Naas Shopping Mall  
Main Street Naas  
Co. Kildare

### Architects & Structural Engineers

DBFL Consulting Engineers  
22/24 Holles Street  
Dublin 2

### Quantity Surveyors

George Fitzpatrick & Co.  
Giltown  
Kilcullen  
Co. Kildare

### Solicitors

Fitzsimons Redmond  
18 Herbert Street  
Dublin 2  
Ref John Redmond

### Sole Selling agents

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

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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