



## Location Map

### DIRECTIONS:

From Dublin – Proceed along the N11 Southbound for approximately 10 minutes (9 miles) past Bray. Take the left turn signposted for Glenmills Golf Club, Abwood and Newcastle. Keep left back under the N11 and come to a T-Junction which is the old N11. Turn right and Newtown Business Park is on the left.

To Dublin – Leave Newtown Business & Enterprise Park, turn right and proceed along old N11, turn left on to N11 northbound for Dublin, all clearly signposted.

## THE DEVELOPMENT TEAM

Hillview Securities Ltd.

10 Herbert Place

Dublin 2

A McInerney Holdings plc company

**Hillview Securities Ltd** 

### Architects & Structural Engineers

Bernard J. Burke & Associates

Unit 5

Kilcoole Industrial Estate

Kilcoole

Co Wicklow

### Services Engineers

Faber Maunsell

1st Floor, Malt House

North Bank

Grand Canal Quay

Dublin 2

### Quantity Surveyors

Duffy Gaffney Partnership

101 Trees Road

Mount Merrion

Co. Dublin

### Solicitors

Eugene F. Collins & Co.

Temple Chambers

3 Burlington Road

Dublin

### Sole Selling Agents

F.J. Frisby & Associates



### Sole Selling Agents

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

FJ Frisby & Associates, Suite 17, The Mall,  
Beacon Court, Sandyford, Dublin 18  
Tel: 01 2933800 Fax: 01 2933804  
Email: info@fjfrisby.ie www.fjfrisby.ie

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 good 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.

For Sale or To Let

# NEWTOWN BUSINESS AND ENTERPRISE CENTRE

An Exciting New Development by Hillview Securities Ltd. A McInerney Holdings Plc company 

A prestigious cluster development of  
52 units in a business park setting  
comprising c.126,000 sq.ft. in total.

10 Minutes from Bray, just off the N11  
At Newtownmountkenedy, Co. Wicklow

Units from 1,550sq.ft. to 4,250sq.ft.(143sq.m. to 393sq.m.)  
Phase I – BOOKING NOW



Sole Agents

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

Suite 17, The Mall, Beacon Court, Sandyford, Dublin 18  
Tel: 01 2933800 Fax: 01 2933804 Email: [info@fjfrisby.ie](mailto:info@fjfrisby.ie)  
[www.fjfrisby.ie](http://www.fjfrisby.ie)



A similar Project by Hillview Securities



## NEWTOWN BUSINESS AND ENTERPRISE CENTRE

Newtown Business and Enterprise Centre will comprise 52 units, set in an enclosed business park setting in Newtownmountkennedy, only 10 minutes from Bray, where a wide variety of retail and commercial amenities including shopping centre, banking halls, restaurants, etc., are available.

The development will consist of 4 blocks totalling 52 units with a wide variety of sizes available For Sale or To Let. A selection of units will be available at 1,550sq.ft., 3,100sq.ft., 3,250sq.ft., 4,000sq.ft. and 4,250sq.ft. (143sq.m. – 393sq.m.).

Extensive infrastructural work has been carried out in recent years on the N11, (M11) with virtually uninterrupted passage now available from South Dublin to Rosslare. The completion of the M50 Motorway, which is now imminent, will provide direct routing to the South, West and North of the country, making Newtown Business and Enterprise Centre a preferred location both in terms of distribution and accessibility.

### SPECIFICATION

- ❑ Architectural wall panels
- ❑ Profiled Composite Metal Cladding Construction
- ❑ Eaves Height 6.2m (20'6") approximately
- ❑ Colour-coded PVC coated aluminium windows and personnel doors
- ❑ Insulated goods access doors
- ❑ Low maintenance exterior finish
- ❑ All mains services
- ❑ Excellent design & layout
- ❑ Enclosed landscaped business park setting

### TITLE

The properties will be sold with the benefit of long leasehold title 999 years.

### PURCHASE PRICE

A selection of units available from €270,000.  
A booking deposit of €10,000 will be required to reserve a unit.  
10% of the Purchase Price will be payable on signing of the contracts and balance on completion of construction.

### STAMP DUTY & VAT

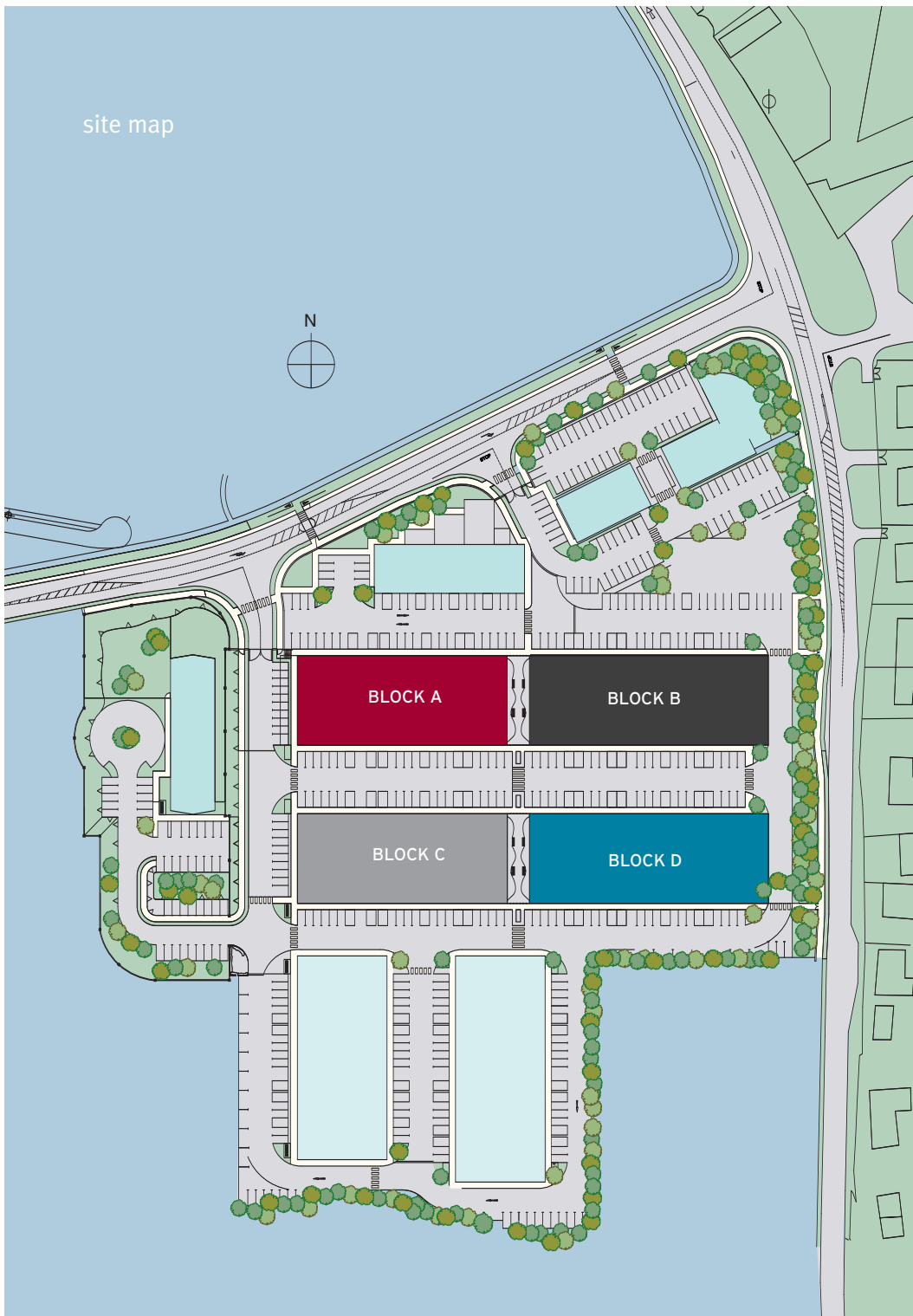
Stamp Duty & VAT will be payable on purchase price.  
Early purchasers can avail of stamp duty saving on building contract price.

### LEASE TERMS

A selection of units will be available to let on long term full repairing and insuring leases from €10 per sq.ft. per annum.



site map



**ACCOMMODATION**

**Block A – comprising 12 Units in Total**

	Sq.ft.	Sq.M.	No of units
Type 1	4,000	364	2
Type 2	1,550	143	6
Type 3	3,100	288	2
Type 4	3,250	300	2

**Block B – Comprising 14 Units in Total**

	Sq.ft.	Sq.M.	No of units
Type 2	1,550	143	8
Type 3	3,100	288	2
Type 5	3,250	300	2
Type 6	4,250	393	2

**Block C – Comprising 12 Units in Total**

	Sq.ft.	Sq.M.	No of units
Type 1	4,000	364	2
Type 2	1,550	143	6
Type 3	3,100	288	2
Type 4	3,250	300	2

**Block D – Comprising 14 Units in Total**

	Sq.ft.	Sq.M.	No of units
Type 2	1,550	143	8
Type 3	3,100	288	2
Type 5	3,250	300	2
Type 6	4,250	393	2