

UNIT 17, MILLENNIUM BUSINESS CENTRE, BALLYCOOLIN, DUBLIN II



01-638 2700

- Terraced business unit located in modern business centre in established commercial location.
- Extends to approx 264 sqm over ground and mezzanine floors.
- Provides warehouse and ancillary office accommodation.
- Excellent loading and car parking area.
- Eaves height of approximately 6.4 metres.



LOCATION

The property is located within Millennium Business Centre, an established commercial centre located on the eastern side of the Cappagh Road in Dublin II. The location benefits from good connectivity and is located in close proximity to Dublin Airport and the Port Tunnel, approximately 4km from the M2/M50 interchange and 5km from the M3/M50 interchange. The property is approximately 10km northwest of Dublin's city centre. Other established industrial estates in the surrounding area include Northwest Business Park, Stadium Business Park and Rosemount Business Park. Charlestown Shopping Centre is approximately 5.5km east of the property.

DESCRIPTION

The property is located within a terrace of business units and the unit provides warehouse and ancillary office accommodation on ground floor with partial concrete mezzanine (currently configured as prefab office space). There is also a large commercial refrigerator in the warehouse area.

To the front is car parking for three cars with a loading/unloading area. The unit is of concrete portal frame construction with pre-cast concrete walls, architectural metal cladding to the external facade, under double skin insulated metal deck roof incorporating translucent roof panels. The warehouse area has a floated concrete floor, sodium and fluorescent strip lighting, a concrete mezzanine, an eaves height of approximately 6.4m and is accessed by one up and over door. The ground floor offices benefit from tiled concrete floors, painted fair faced concrete block walls, suspended acoustic tiled ceilings, sodium and fluorescent strip lighting and double glazed aluminium framed windows and doors to the external façade.

ACCOMMODATION

The approximate floor areas of the premises is as follows:

Description	Sqm	Sqft
Warehouse/GF staff facilities	180	1939
Mezzanine	83	898
Total GEA	264	2837

All intending parties are specifically advised to verify floor areas and undertake their own due diligence.

DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

CORK

I South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

SERVICES

Main services supplied and connected to the property include water, electricity (3 phase), sewerage and telephone. The building is fitted with both a fire and intruder alarm.

TITLE

We understand the property has long leasehold/freehold title. We had not had sight of title deeds.

BER INFORMATION

BER: F. BER No: 800163149. EPI: 547.74 kWh/m²/yr

PRICE

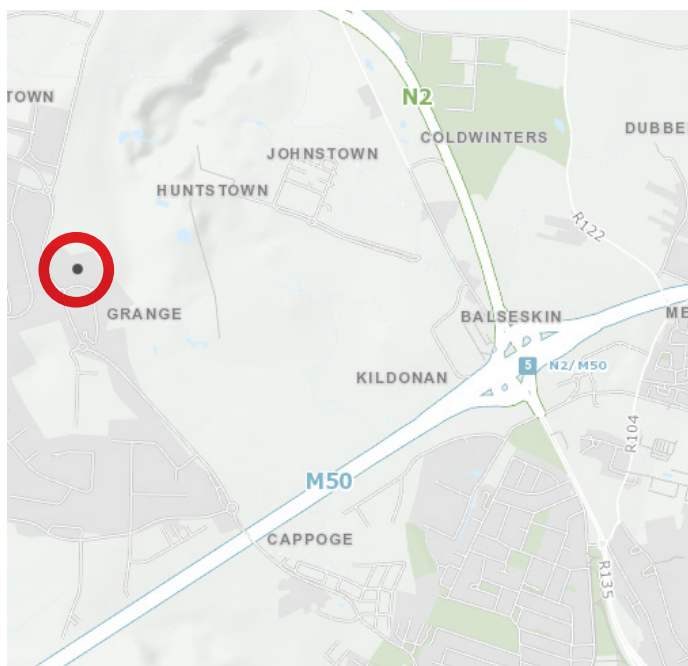
€375,000.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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