

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
<b>Total GEA</b>	<b>264</b>	<b>2837</b>

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/m<sup>2</sup>/yr

**PRICE**

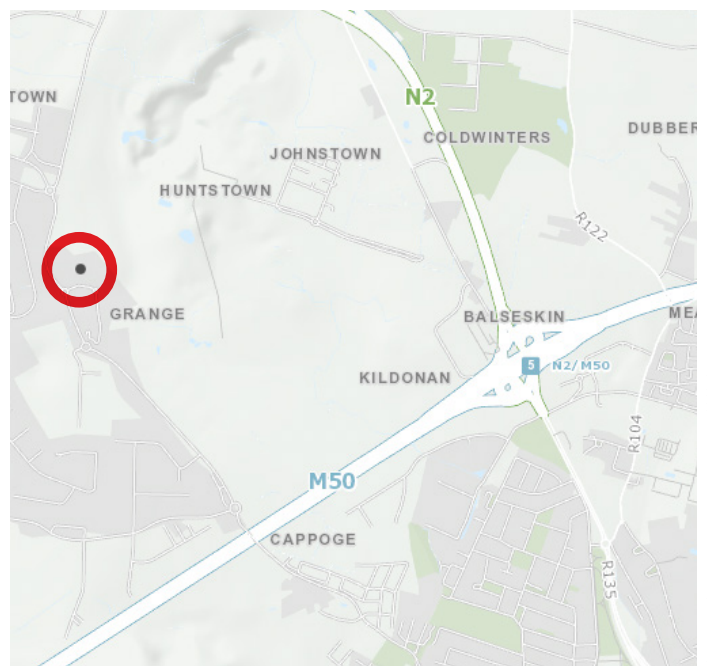
€375,000.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

- Jennifer Prunty 01 638 2700 jprunty@lisney.com
- James Kearney 01 638 2700 jkearney@lisney.com
- Jake Daly 01 638 2700 jdaly@lisney.com



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