



PRICES & RENT

Available upon request.

VIEWING

For further information or to arrange a viewing please contact **Cathal Daughton, Brian Donohoe** or **Robert Johnston** of Lisney. Telephone (01) 638 2700.



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Lisney

DUNBOYNE BUSINESS PARK DUNBOYNE COUNTY MEATH

FOR SALE/TO LET



01-638 2700

- Superb selection of office and warehouse units from 93 sq.m.
- Fully landscaped environment with excellent car parking.
- Approximately 1 km south of the N3 and approximately 4 km west of the M50 / N3 junction and Blanchardstown Shopping Centre.
- Units finished to a very high standard throughout.



LOCATION

Dunboyne Business Park is a high quality development on the outskirts of Dunboyne Town. It is situated on the western side of the R157, approximately 0.5 km north of Dunboyne Town and approximately 1 km south of the N3 national primary route from Dublin to Navan. Dunboyne is approximately 18 km northwest of Dublin city centre and occupies an important strategic location within 4 km of the M50 Dublin ring road providing access to all the main national primary routes leading to the north and south of the country.

DESCRIPTION

The office units are provided in two separate detached blocks and are set in fully landscaped attractive courtyard with good car parking facilities. Each unit is of concrete block construction rendered externally in a combination of smooth plaster and brickwork. There are concrete floors throughout together with plastered and painted

walls and double glazed windows. Each office unit will be finished to the highest standard and will be laid out in an open-plan format.

The industrial units will be laid out in two separate blocks and will provide warehouse accommodation to the rear and office accommodation to the front. The office section will have a glazed

front whilst the warehouse area will be finished externally in horizontally clad panels. The warehouse has concrete floors, fair faced concrete block walls, an eaves height of approximately 10m, and are accessed via one manual roller shutter door.

The office areas to the front are a mixture of either two storey or three storey and have plastered and painted walls, suspended ceilings, recessed lighting, perimeter trunking and double-glazed windows.

Outside to the front, there is excellent car parking with common loading / unloading areas to the rear.



Schedule of Accommodation

Block A	Office	Total Sq.M.	Total Sq.Ft.
30	112	112	1,206
31	112	112	1,206
32	112	112	1,206
33	112	112	1,206
34	85	85	915
35	94	94	1,012
36	112	112	1,206
37	112	112	1,206
38	112	112	1,206
39	112	112	1,206
40	85	85	915
41	94	94	1,012

Block B	Office	Total Sq.M.	Total Sq.Ft.
42	75	75	807
43	80.5	80.5	866
44	28.8	28.8	310
45	72	72	775
46	66.9	66.9	720
47	82	82	883
48	89.7	89.7	966
49	28.7	28.7	309
50	74.5	74.5	802
51	69	69	743
52	13	13	140
53	82	82	883

Block C	Warehouse	Office	Total Sq.M.	Total Sq.Ft.
65	162	178	340	3,660
66	172	176	348	3,746
67	187	176	363	3,907
68	200	176	376	4,047
69	214	176	390	4,198
70	229	176	405	4,360
71	240	176	416	4,478
72	254	176	430	4,629
73	102	446	548	5,899
74	105	147	252	2,713
75	105	147	252	2,713
76	80	115	195	2,099
77	67	108	175	1,884

Block D	Warehouse	Office	Total Sq.M.	Total Sq.Ft.
78	86	79	165	1,776
79	108	79	187	2,013
80	119	79	198	2,131
81	133	79	212	2,282
82	150	79	229	2,465
83	164	81	245	2,637