

## 21 MILLENNIUM BUSINESS CENTRE, BALLYCOOLIN, DUBLIN 15



**01-638 2700**

- Excellent mid terrace business unit.
- Approximately 273 sqm including 147 sqm of warehouse accommodation.
- Excellent loading/unloading and car parking facilities.
- Close to the M3/M50 junction and the M2/M50 junction.
- Approximately 10km northwest of Dublin city centre.



**LOCATION**

The property is located within Millennium Centre, which is located on the eastern side of the Cappagh Road adjacent to Northwest Business Park and Stadium Business Park. The location benefits from its close proximity to Dublin Airport, approximately 4 kilometres from the M2/M50 interchange and 5 kilometres from the M3/M50 interchange.

**DESCRIPTION**

The property comprises a mid-terraced warehouse unit with two storey office accommodation to the front and warehouse area to the rear. To the front there is car parking for 9 cars and good loading/unloading area.

The unit is of concrete portal frame construction with pre-cast concrete infill walls with colour coded insulating architectural wall cladding to the front of the property, all under a double skin insulated metal deck roof.

The warehouse area has a sealed concrete floor, sodium lighting, a steel frame mezzanine, an eaves height of approximately 5.8m and is accessed via one roller shutter door.

The offices are finished to a very good standard with timber covered floors, suspended ceilings, plastered and painted walls, double glazed aluminium framed windows and doors and w.c. and kitchenette facilities.

**ACCOMMODATION**

DESCRIPTION	SQM
Warehouse	147
Ground Floor Office	38
First Floor Office	88
<b>Gross External Area</b>	<b>273</b>
<b>Mezzanine</b>	<b>28</b>

**SERVICES**

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

**PRICE**

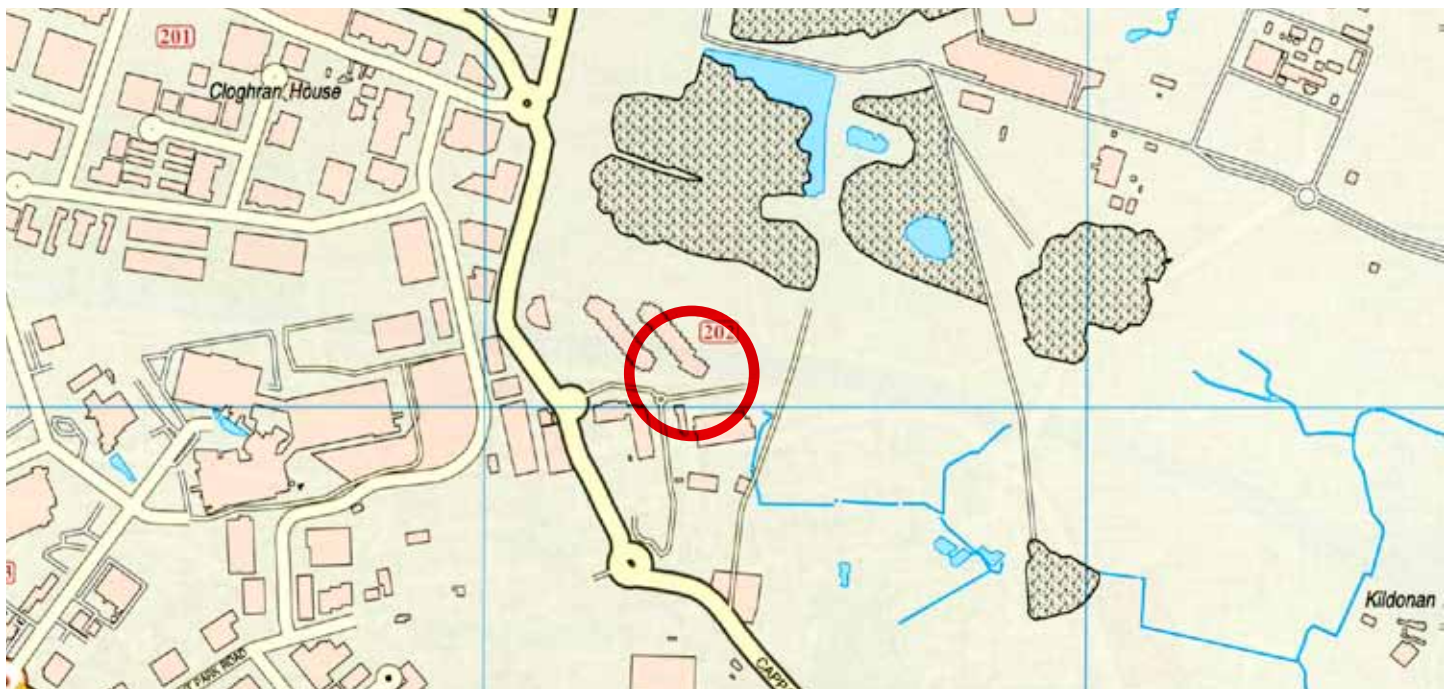
On application.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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