

# TO LET

# FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



**UNIT 109**  
**MILLENNIUM TRADE PARK**  
**MILLENNIUM BUSINESS PARK**  
**CAPPAGH ROAD, BALLYCOOLIN, DUBLIN 15**  
**- 1,555 SQ FT (145 SQ M) -**

- MODERN TERRACED INDUSTRIAL UNIT
- WAREHOUSE AND OFFICE ACCOMMODATION
- 2 CAR PARKING SPACES
- LOCATED IN THE WELL ESTABLISHED MILLENNIUM TRADE PARK

For all enquiries call or visit our website:

**01 2933800 | [www.fjfrisby.ie](http://www.fjfrisby.ie)**





## LOCATION

Millennium Trade Park is strategically located within the established industrial and logistic hub of Millennium Business Park in Ballycoolin. The scheme occupies a high profile position with strong frontage onto the Cappagh Road (Ratoath Road), providing excellent accessibility and visibility.

The trade park benefits from immediate connectivity to the M50 motorway (approx. 10 minutes by car) which offers easy access to all national routes, Dublin City Centre, Dublin Port, Dublin Airport and all main arterial routes. This further enhances the location's suitability for light industrial, distribution, logistics and service based occupiers.

Millennium Trade Park is also in close proximity to Blanchardstown, one of Dublin's commercial centers. Other similar developments nearby include Rosemount Business Park, Northwest Business Park, Ballycoolin Business Park and Stadium Business Centre.

The trade park is home to national and international occupiers which support a strong industrial and trade environment. Neighbours include, AFT Blinds, Blaklader, Lacey's Plumbing, Vero Coffee, Trade Windows & Doors, Houghton & Sons, D1 Kitchens & Wardrobes and more.

## DESCRIPTION

The property comprises a modern mid-terraced light industrial unit extending to approximately 1,555 sq. ft. The accommodation is arranged over two levels and is finished to a good standard throughout.

The ground floor provides warehouse space suitable for a range of light industrial, storage or trade counter uses, together with a staff toilet facility. The warehouse benefits from good internal eaves height and functional access for loading and unloading via electric roller shutter door.

At first floor level, the property includes well presented office accommodation, suitable for administrative use, along with an additional toilet facility. The unit offers a practical and efficient layout, ideally suited to a variety of light industrial and commercial occupiers.

Externally the property benefits from 2 car parking spaces.

## ACCOMMODATION (APPROX)

|                               | SQ FT        | SQ M       |
|-------------------------------|--------------|------------|
| <b>Ground Floor Warehouse</b> | <b>960</b>   | <b>90</b>  |
| <b>First Floor Office</b>     | <b>595</b>   | <b>55</b>  |
| <b>TOTAL</b>                  | <b>1,555</b> | <b>145</b> |

**BER E1**



Price available upon request. Inspection strictly by prior appointment only.

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