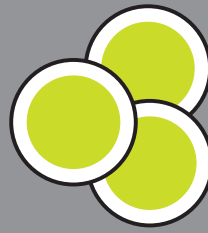


For Sale or Let



**Premier
Business Park**

Ballycoolin, Dublin 11

**New hi-bay logistics units with
high profile frontage onto the M50 motorway.
Sizes from approx. 2,936 sq.m. to 6,068 sq.m.**



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Location

Premier Business Park is prominently positioned on the northern side of the M50 motorway just west of the Cappagh Road/M50 overpass. The site is easily accessible to the M50 motorway via the N3 Navan Road and the new N2 Ashbourne bypass. The proposed N2/N3 link road, due for completion in 2008, will further improve accessibility to the site. The location benefits from easy access to the airport, M1 and the Dublin Port Tunnel. The surrounding area has witnessed an enormous wave of commercial activity over the last decade with the arrival of several high-tech multi-nationals to the area including IBM, Bristol Myers, eBay, etc.

The campus is situated within close proximity of many amenities e.g. the Blanchardstown Town Centre, Tyrrelstown Town Centre and Golf Club, the National Aquatic Centre and the Blanchardstown Institute of Technology. The development of Premier Business Park is in conjunction with the proposed upgrading of many of the local roads including the Cappagh and Ballycoolin Roads which will dramatically improve access to the N3 and N2 dual carriageways. The Cappagh Road also provides excellent access to Glasnevin, Phisborough and Dublin city centre which are all just minutes away.

The Development

Premier Business Park comprises 7.4 hectares of superbly located development land facing directly onto the M50 motorway, which provides access to all of Dublin's main arterial routes.

The development boasts up to six hi-bay logistics units which face straight onto the M50 motorway. Unit sizes range from 2,936 sq.m. up to 6,068 sq.m.

In addition, the development includes seventy-one enterprise units from 169 sq.m. to 516 sq.m. Planning permission also exists for a landmark office building comprising 861 sq.m. over five levels including restaurant space of 326 sq.m. at ground floor level.

SCHEDULE OF UNIT SIZES – APPROX. GROSS EXTERNAL FLOOR AREAS:							
Unit	Warehouse (sq.m.)	Offices (sq.m.)	Total (sq.m.)	Clear Internal Height (m.)	Site Area (Hectares)	Dock Levellers	Gr. Level Roller Shutter Doors
J1	2,583	451	3,034	15	0.56	3	2
J2	2,583	451	3,034	15	0.56	3	2
J1 & J2 combined	5,166	902	6,068	15	1.12	6	4
K1	2,583	451	3,034	15	0.52	3	2
K2	2,583	451	3,034	15	0.52	3	2
K1 & K2 combined	5,166	902	6,068	15	1.04	6	4
L1	2,485	451	2,936	15	0.53	3	2
L2	2,485	451	2,936	15	0.53	3	2
L1 & L2 combined	4,970	902	5,872	15	1.06	6	4

Availability

Buildings can also be provided for sale or lease on a design and build basis to occupiers' specifications.

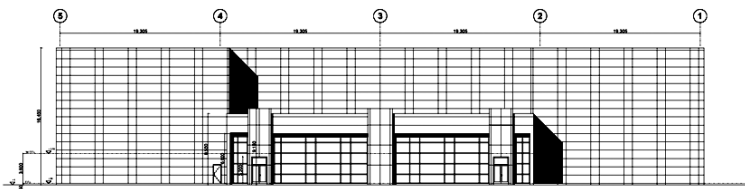
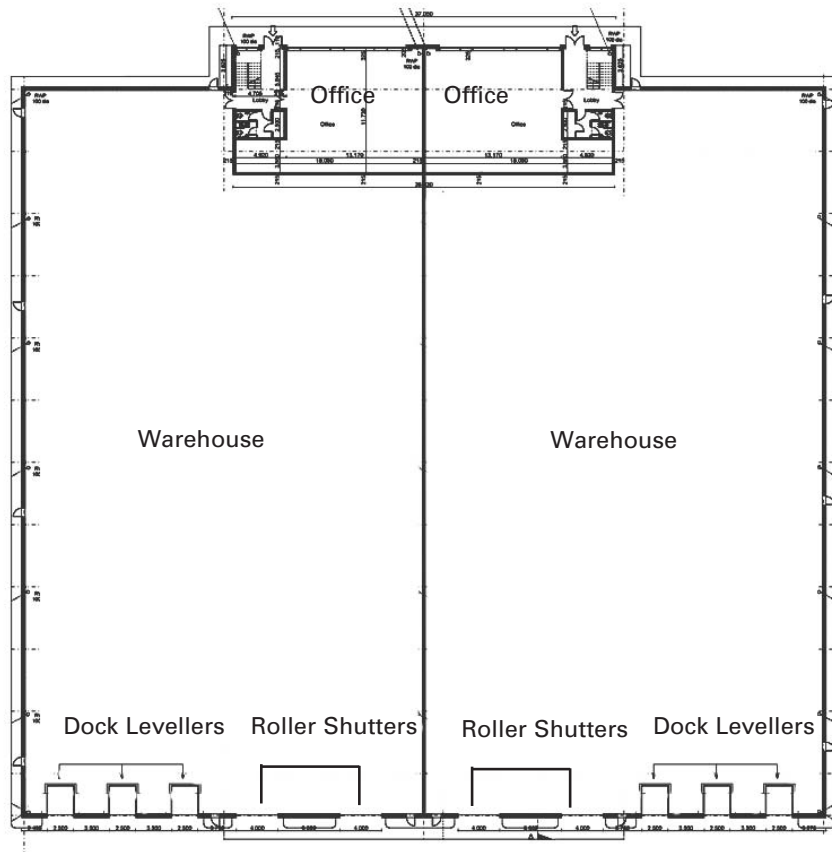
Office Specification

- Painted and plastered walls.
- Electric storage heating.
- Suspended ceilings with recessed fluorescent lighting.
- Perimeter trunking ready for ducting.
- Doubled-glazed powder-coated aluminium windows throughout.
- Power and telecoms brought to entrance of all buildings.

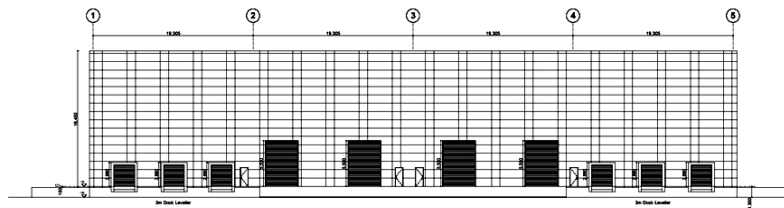
Warehouse Specification

- Up to 15m clear internal height.
- Automated roller shutter doors and dock levellers to all large units.
- 3-phase power.
- 2.1m high walls to inside of external warehouse walls.
- Sealed concrete floors with loading capacity of 50kn / per sq.m.
- Concrete marshalling yard space to all loading areas and macadam to car parking areas.

Floor Plans and Elevations:



North West Elevation



South East Elevation

Not to scale

Management

An active management company will ensure that the highest standards are maintained at Premier Business Park. Each occupier will join the management company and a service charge will be payable towards the cost of security, landscaping, lighting, road maintenance etc.

Services

All mains services are provided and connected to the development.

Site Plan:



Not to scale



Buildings previously developed by Harcourt Developments at Parkwest



Title

The properties will be sold as effectively freehold or leased on new occupational leases.

Prices & Rents

On application.

Terms

A refundable booking deposit is payable on reserving a unit.

Architects

Carew Kelly,
Harcourt House,
18-19 Harcourt Street,
Dublin 2.

Solicitors

Sheehy Donnelly Solicitors,
63 Patrick Street,
Dun Laoghaire,
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Developer



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