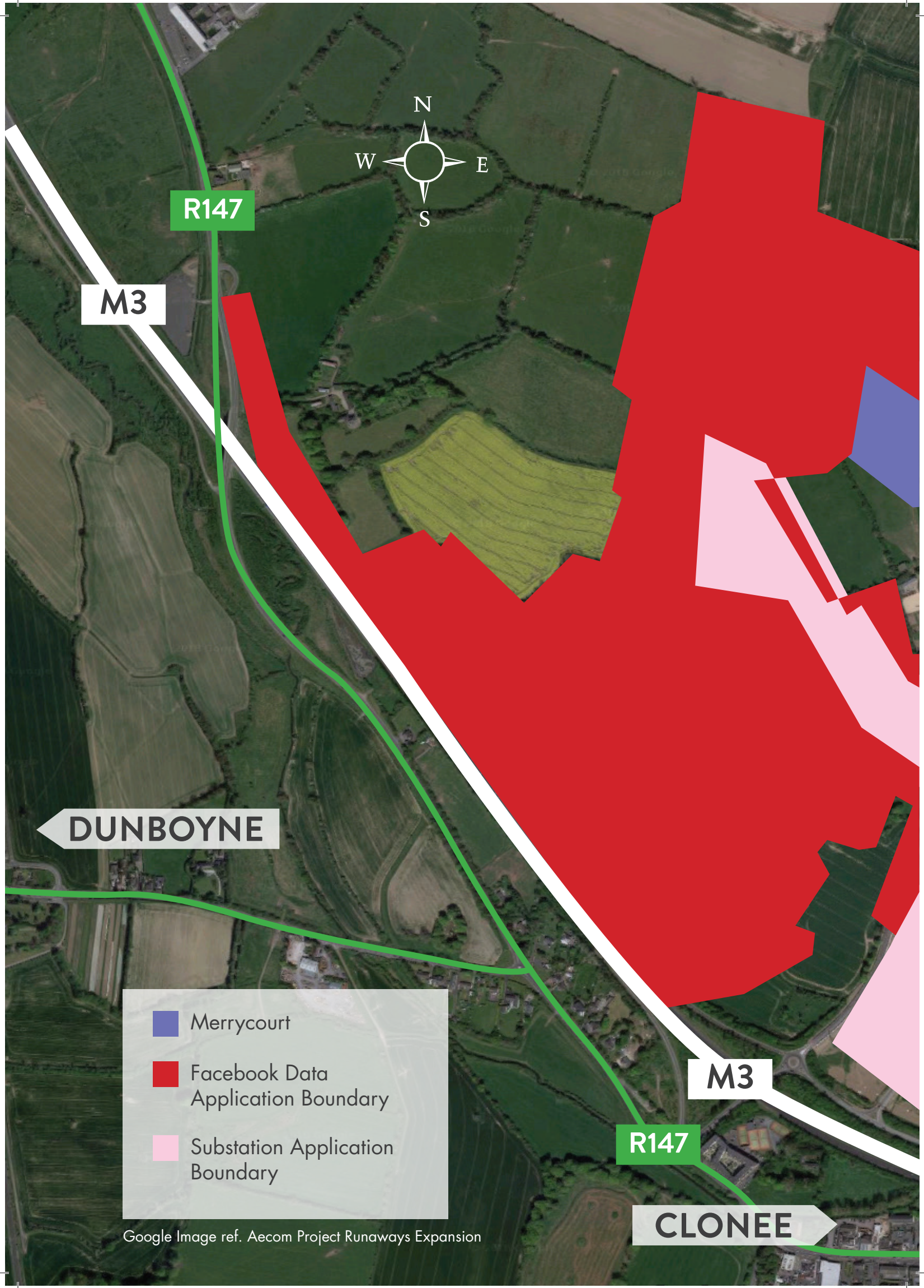





MERRY COURT

CLONEE, CO. MEATH.

8.867 Hectares / **21.91** Acres of
Zoned E2 / E3 Lands with
Bungalow Yard and Outbuildings



-  Merrycourt
-  Facebook Data Application Boundary
-  Substation Application Boundary

Google Image ref. Aecom Project Runaways Expansion



MERRYCOURT

- 8.867 Hectares / 21.91 Acres of Zoned E2 / E3 Lands
- Within the metropolitan area of greater Dublin
- On the periphery of the Dublin Enterprise Zone
- M3 and M50 in immediate proximity providing swift access to all major arterial routes
- Immediately adjacent to Facebook's 86,000 sq. m. Facility
- New Facility (Subject to Planning) of 108 ha. surrounds the property in sale

FACEBOOK

THE PROPERTY



**SECURE GATED
ENTRANCE**

**SECLUDED TREE
LINED DRIVEWAY**

**LANDS IN OLD
PASTURE IN FOUR
WELL SHELTERED
FIELDS WITH GOOD
TREE STANDS AND
THREE SMALL
PADDOCKS**

**MATURE
THREE-BED
BUNGALOW
160.7 SQ. M.
WITH LARGE
YARD**

21 LOOSE BOXES

MEATH AND IRELAND AS A LOCATION



For illustrative purposes only.



MEATH
POPULATION

194,942

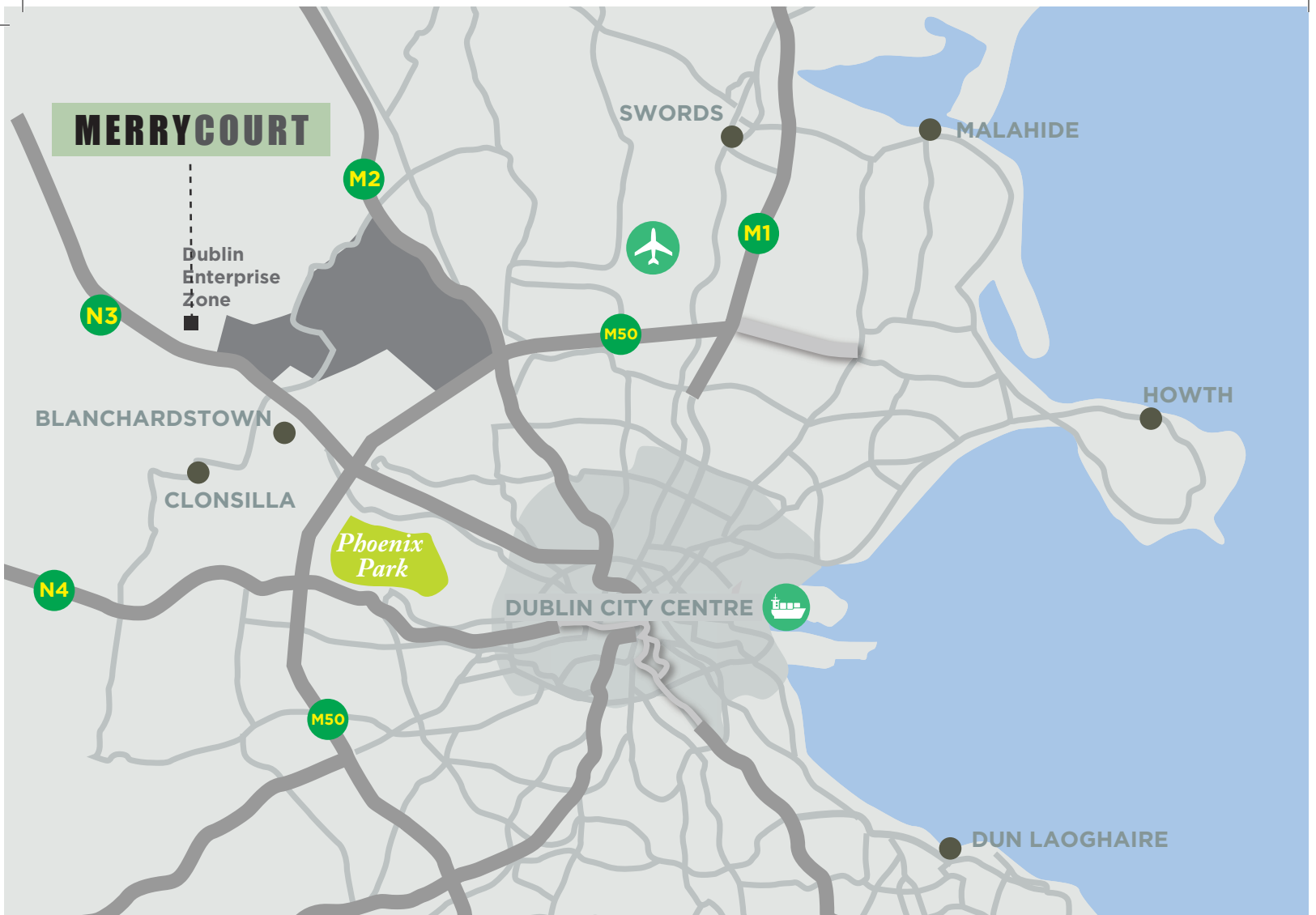


IRELAND'S
AVAILABLE
SKILLED STAFF

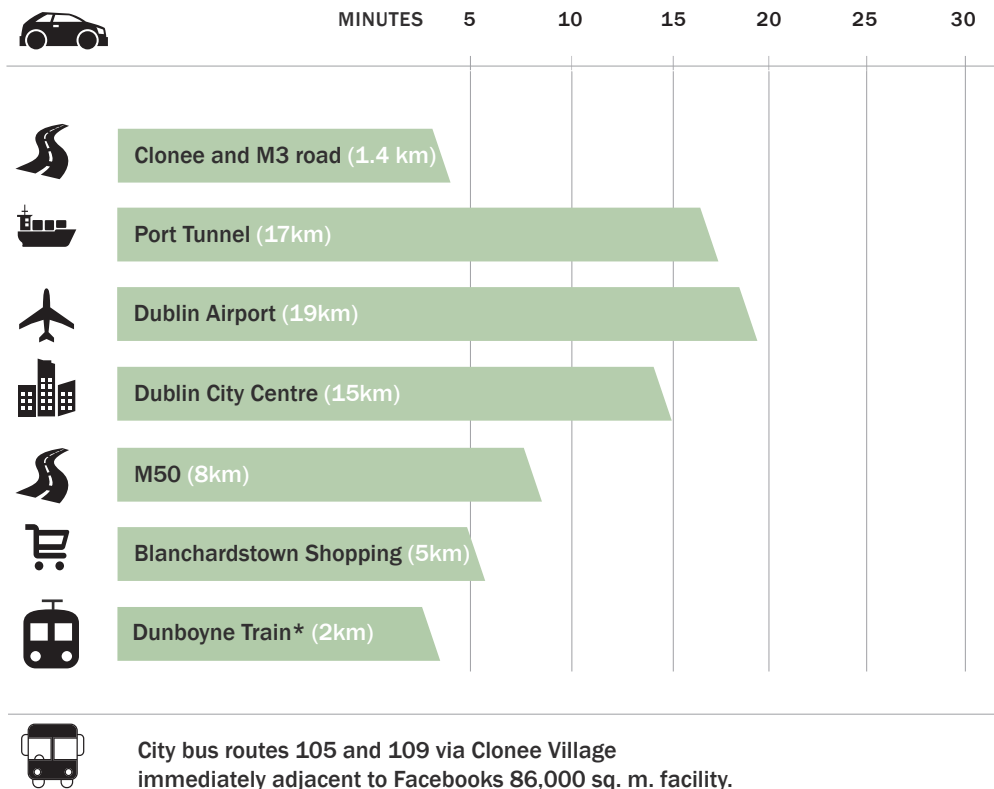
WORLD 1ST



ENTERPRISES BASED IN IRELAND



CONVENIENCE TO ALL AMENITIES



* Dunboyne goes to Docklands Station, where the Luas connection crosses the city centre and beyond.

LAND USE ZONING OBJECTIVE

E1/E3

'To provide for the creation of enterprise and facilitate opportunities for employment through industrial manufacturing distribution warehousing and other general employment/ enterprise uses in a good quality physical environment. To facilitate logistics warehousing distribution and supply chain management inclusive of related industry facilities which require good access to the major road network' Meath County Development Plan 2013 - 2019.'

LOCAL COMPANIES

PayPal™

✓ Symantec™



Bristol-Myers Squibb

ebay™

amazon

IBM®



ALEXION

Shire



Mallinckrodt
Pharmaceuticals



SERVICES

Mains and private water supply. Septic tank on site. We understand that all mains services are available. However we advise that all interested parties investigate both the availability and adequacy of all services.

TITLE

We are advised that the title is freehold.

METHOD OF SALE

Private Treaty.

SOLICITORS

Feighery Wylie
3 The Rise
Main Street
Blanchardstown
Dublin 15

01 821 3312.
info@feigherywylie.com

MERRYCOURT CLONEE, CO. MEATH.



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Tyrrelstown Town Centre
Tyrrelstown
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PSRA License Number: 001012

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