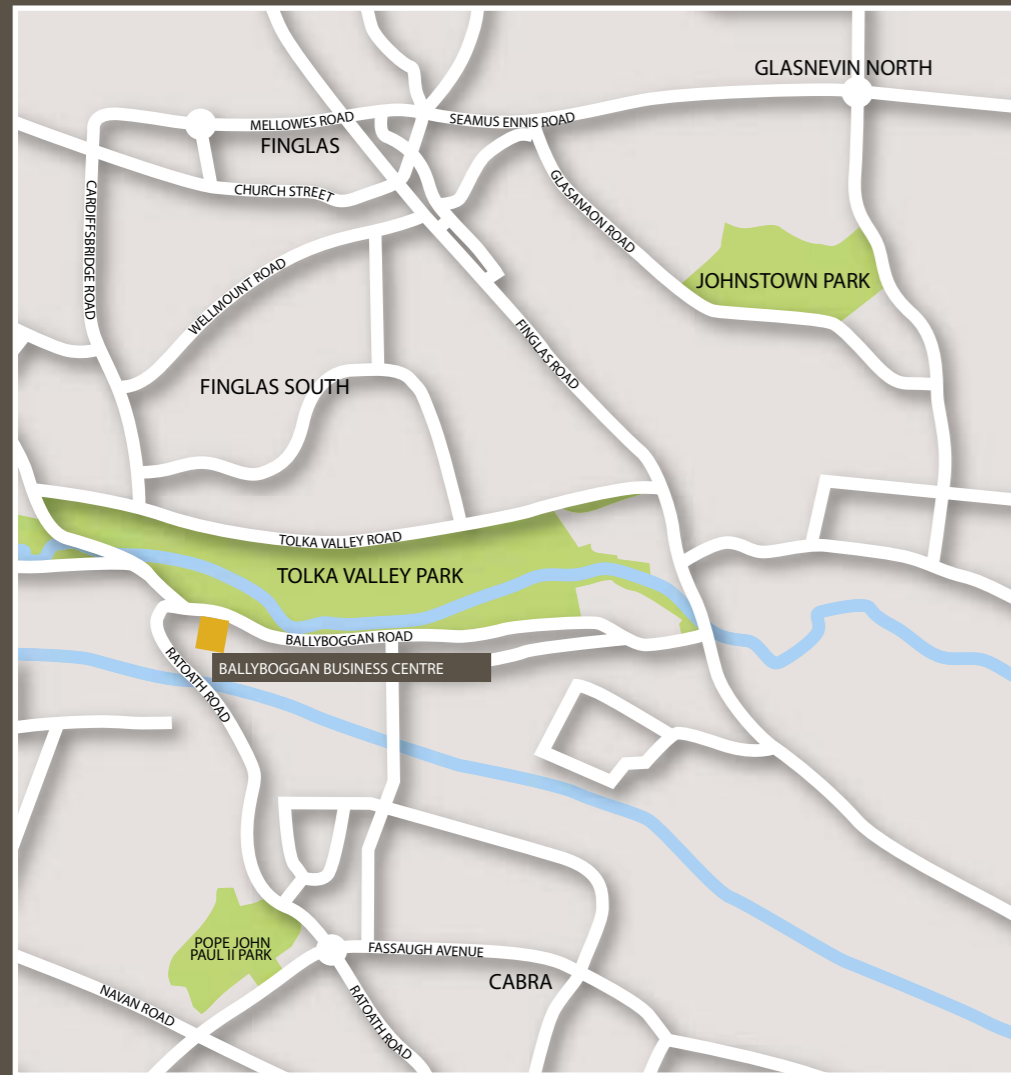


LOCATION



FOR SALE / TO LET BALLYBOGGAN BUSINESS CENTRE GLASNEVIN DUBLIN 11



ARCHITECT

Stephen Molloy Architects

41 Main Street

Ongar Village

Dublin 15

DEVELOPER



SOLE AGENT

Sole Agent: **Lambert Smith Hampton**

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BALLYBOGGAN BUSINESS CENTRE

GLASNEVIN DUBLIN 11



LOCATION

Ballyboggan Business Centre is a new scheme of high specification enterprise units located in a strategic position on the southern side of Ballyboggan Road approximately 1 kilometre west of its junction with the N2 and approximately 5 kilometres from Dublin City Centre. The scheme is located within 4 kilometres of the N2/M50 interchange.

Recent road improvements to Ballyboggan Road and the continuing development of the area have excelled the accessibility of the area as a business location. The recently completed Dublin Port Tunnel and the ongoing road improvements schemes on the M50 Motorway shall further enhance the area as a business location for the future.



SPECIFICATION

- Concrete block construction
- Insulated metal deck roof with 10% translucent panels
- Precast concrete slab system with reinforced concrete screed finish
- Fully fitted first floor offices, including suspended ceilings, lighting, power, heating & W.C's
- Plastered internal walls to first floor accommodation
- Powder coated double glazed windows throughout
- Double skin metal insulated doors
- Architectural cladding panels to elevations
- Forticrete blockwork to front elevations

AVAILABILITY

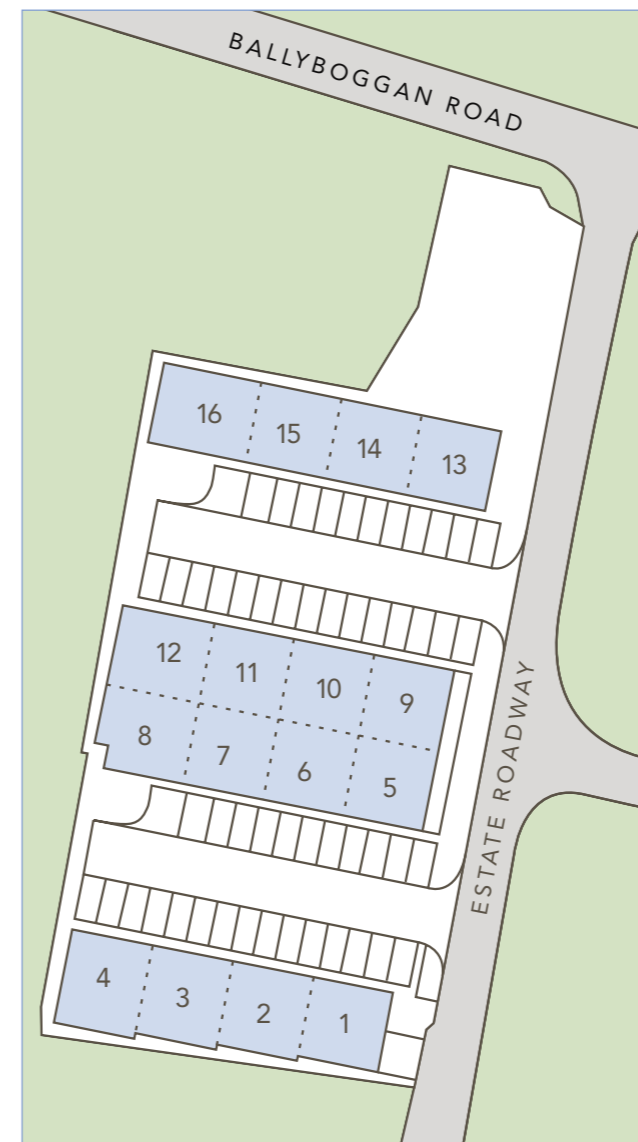
Buildings will be available from early 2008.

TITLE

The properties will be sold as effectively freehold or shall be let on a long term full repairing and insuring occupational lease.

PRICES & RENTS

On application.



MANAGEMENT

A management company shall be implemented to ensure the development is maintained to the highest standards. Each owner/tenant will be required to become a member of the estate management company. A service charge shall be payable.

SERVICES

All main services are provided to the development and available to the units.

SCHEDULE OF ACCOMMODATION

Block	Warehouse Sq. M	Office Sq. M	Total Sq. M
Block 1			
Unit 1	81	81	162
Unit 2	85	85	170
Unit 3	90	90	180
Unit 4	95	95	190
Block 2			
Unit 5	81	81	162
Unit 6	81	81	162
Unit 7	81	81	162
Unit 8	86	86	172
Unit 9	81	81	162
Unit 10	81	81	162
Unit 11	81	81	162
Unit 12	92	92	184
Block 3			
Unit 13	81	81	162
Unit 14	81	81	162
Unit 15	81	81	162
Unit 16	99	99	198

