

BUSINESS UNITS FOR SALE / TO LET

CityNorth Business Campus, Stamullen, Co. Meath
Units from 419sq.m - available immediately



KELLY WALSH
property advisors & agents

SALES AGENTS

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CityNorth is an exciting new commercial development, providing high quality, custom-built business accommodation within a state of the art environment. CityNorth is located at Junction 8 (Drogheda South) Interchange on the M1 Dublin/Belfast Motorway and is within easy access to Dublin Airport, Dublin City Centre, Drogheda and Belfast. There is direct access to CityNorth Business Campus from the interchange.



CAMPUS

From the outset, vision and foresight have been the basis for the success of CityNorth located at the “M1 Gateway to Dublin”. CityNorth Business campus will provide over 40 hectares of mixed-use accommodation including:

- Business Units
- Industrial
- Offices
- Showroom accommodation
- Petrol station
- Garden centre
- CityNorth ★★★★★ Hotel



HOTEL

The seven storey CityNorth 4-star hotel announces the entrance to the Campus. The Hotel comprises 128 bedrooms, 12 meeting rooms, restaurant, public bar and function room to cater for 800 guests. The Campus is situated in a highly landscaped environment, with landscaped car parks and walk ways. There are also all mains services at CityNorth and high quality communications infrastructure including 5MB Broadband.



DESCRIPTION

Blocks 3 & 4 provide business units starting from 419sq.m in size. The independent own door units comprise warehouse and two-storey office accommodation, which is to the front of the building. The blocks have been

designed to be flexible and suit a large variety of occupiers. The blocks have been innovately designed with an attractive façade which incorporates a first floor bay window providing modern exterior.

The individual units are easily identifiable in the architectural treatment of the blocks with the use of a different high quality cladding systems.

The units have been finished to the highest modern specification and include:

- Steel frame construction
- Kingspan architectural panel finish
- 8m Eaves heights
- Double glazed aluminium windows and doors
- Concrete floors with sealed concrete screed to warehouse area
- Motorised roller shutter door
- Suspended ceilings with recessed lighting
- Two W.C's fully fitted
- 3 phase power supply
- Gas fired central heating
- Perimeter trunking in offices
- Fire alarm
- Wiring provided for intruder alarm
- Intercom

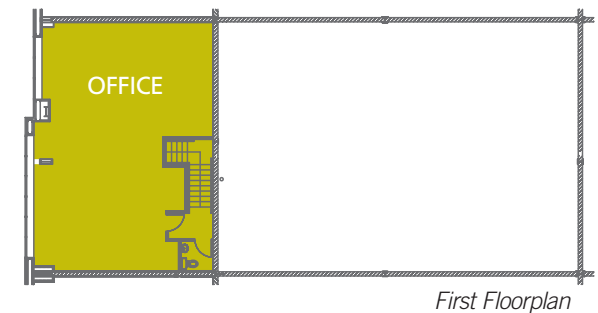
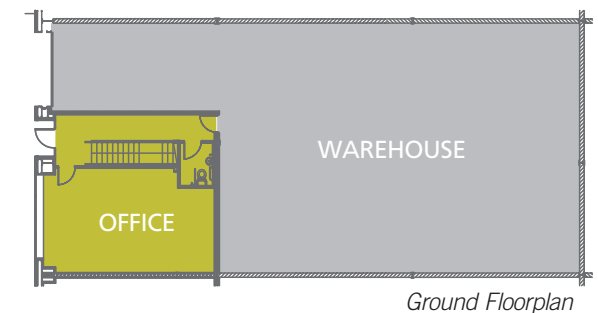
ACCOMMODATION - BLOCK 3

Unit No.	Size sq.m	Status
Unit 1	424	SOLD
Unit 2	419	AVAILABLE
Unit 3	419	SOLD
Unit 4	419	SOLD
Unit 5	419	SOLD
Unit 6	424	SOLD
Unit 7	424	AVAILABLE
Unit 8	419	SOLD
Unit 9	419	SOLD
Unit 10	419	SOLD
Unit 11	419	SOLD
Unit 12	424	SOLD

ACCOMMODATION - BLOCK 4

Unit No.	Size sq.m	Status
Unit 1	424	AVAILABLE
Unit 2	419	AVAILABLE
Unit 3	419	AVAILABLE
Unit 4	419	AVAILABLE
Unit 5	419	SOLD
Unit 6	424	SOLD
Unit 7	424	SOLD
Unit 8	419	SOLD
Unit 9	419	SOLD
Unit 10	419	AVAILABLE
Unit 11	419	AVAILABLE
Unit 12	424	AVAILABLE

TYPICAL FLOORPLAN





SOLICITORS

O'Donnell Sweeney Eversheds

The Earlsfort Centre
Earlsfort Terrace
Dublin 2

DEVELOPER

McGarrell Reilly Group

Block E, Iveagh Court
6-8 Harcourt Street
Dublin 2

SOLE AGENTS

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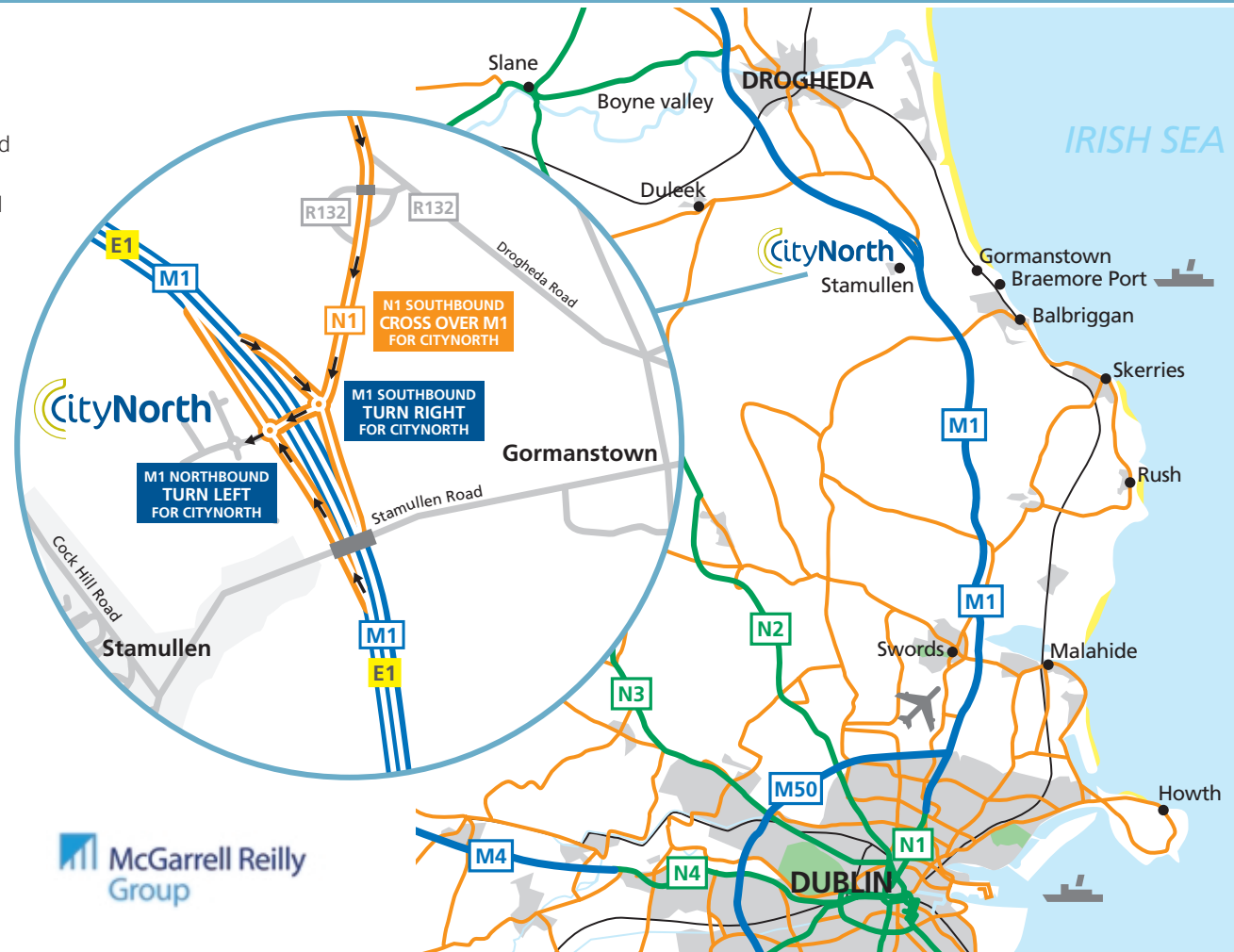
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MANAGEMENT

The Campus will be maintained to a very high standard, which is in keeping with all McGarrell Reilly Group developments. A service charge will be payable to cover the cost of insuring, repairing and maintaining the external common areas throughout the Campus.

SALE & LEASE TERMS

The properties are available for sale or to let.



These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its employees have any authority to make or give any representations or warranty in relation to the property.