

New Premises?
Relocating?
Choose the Village
Mill Enterprise Park...

Village Mill

Enterprise Park

THE IDEAL LOCATION



Designed to
protect the value
of your investment

**Excellent
Location**

**Exceptional
Build
Quality**

**Outstanding
Work
Environment**

**Low
Operating
Costs**

**Rainwater
Recovery
System**

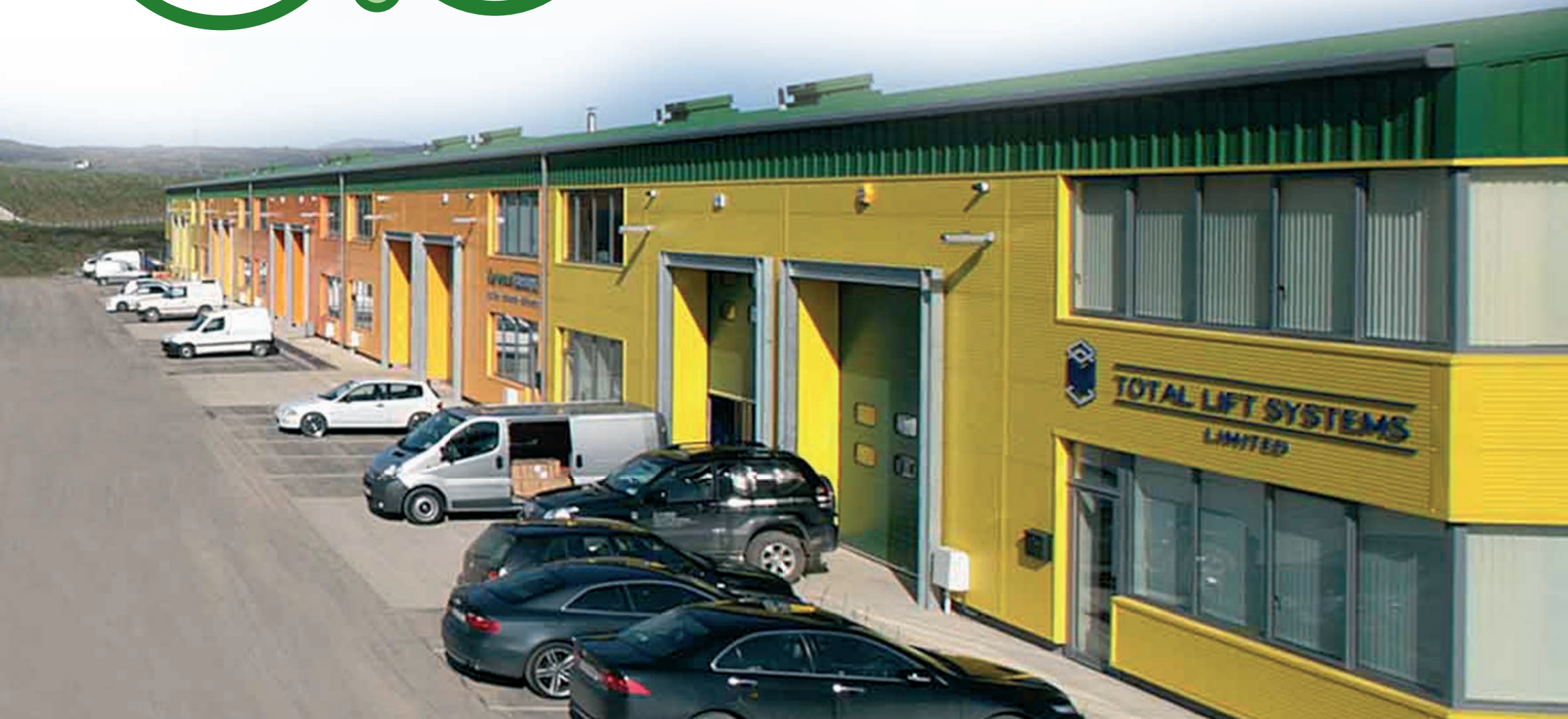


**Recycling
and Waste
Management
Facility**

**Energy
Efficient**

**Designed
to protect
the value of
your investment**

**Landscaped
Park**



Excellent Location

Roads

Adjacent to the N11, which is Euro Route 01 connecting Belfast to Rosslare and providing excellent road access throughout the country. Going north the M50 is 20 minutes away. Due to the quality of the road system, many locations geographically closer to Dublin do not present the advantages one might imagine.

Bus – Rail - Dart

Wicklow and Rathnew are on the CIE main bus routes along the east coast and have frequent service. CIE now have a direct bus link with Dublin Airport which connects the area much faster than by car. Wicklow has a railway station 5 minutes away and the DART service runs to Greystones, which is 15 minutes away. Regular passenger train services stop at Wicklow station.

Exceptional Build Quality

While the Village Mill may have something of a traditional look about its appearance there is little traditional in its design or construction.

General

Highly insulated outer skin, 100mm insulated panels are used throughout. Mass concrete walls are used where possible.

Ecocem, an environmentally friendly cement, is used throughout the development.

Extensively Landscaped Campus

Office

Large double glazed windows in the office areas provide abundant natural light.

Trunking in offices wired for electricity and telecommunications with cat 5 cabling

Excellent telecommunications connection in each unit

Suspended ceilings.

Hall in office area to reduce heat loss.

Radiators in all office and toilet areas.

Wide, Tiled staircase.

Large tiled disabled toilet.

Tea station with sink and separate hot water system and generous storage units.

Painted throughout.

Warehouse

Extensive use of roof lights

Low energy light fittings are installed through out
Trunking around walls cabled and plugged.

Single-phase electricity

3Phase electricity cables installed to each panel

Insulated Doors and Fire door

Curtain doors inside to reduce heat loss

Gas heating system is sized to provide low heat to warehouse if required.

Painted so as to maximize the available light and reduce the need for artificial light.

Outstanding Work Environment

We strive through design and quality of build to ensure a healthy and attractive working environment, which will improve not just productivity through happier staff; it can also improve a companies image. A good working environment contributes to increased job satisfaction, which in turn improves a company's ability to attract and keep the best-qualified employees. This helps lead to highly motivated employees with few absences and high productivity.

Rainwater Recovery System

A feature not commonly found in Enterprise Parks is the rainwater recovery; this system recycles rainwater for the flushing of toilets and all non potable uses and reduces mains water consumption, representing a significant saving in water rates.



Energy Efficient = Low Operating Costs

The Village Mill was planned from the outset to be very energy efficient and to conform to the Building Energy Ratings for commercial buildings. Originally a centralized heating system was envisaged, however the buildings proved so well insulated that the demand for heat was estimated to be so small that it simply would not be feasible.

Main features

Highly insulated outer skin.

Large windows for natural light.

Low energy light fittings.

Curtain on main door to reduce heat loss when in use.

Hall in office area to reduce heat loss when door is open.

Centralized Waste Management and Recycling, therefore no need for individual waste collection bills.

Low Management costs only 65cent per sq ft.

Recycling and Waste Management Facility

Innovation continues! The inclusion of a Waste Management building on site means that only one Waste Licence is required for the whole Enterprise Park. This custom built facility will bale all cardboard and paper, plastics and drink cans and send them for recycling. All non-recyclable waste will be disposed of centrally as well. This will result in significant savings on an ongoing basis and it is envisaged the monies earned from recycling will be used to reduce the management charge. Successful businesses need to be efficient and cost effective and this unit will play its part.

Designed to protect the value of your investment

Efficiency and cost control are the key ingredients of any successful business. The Village Mill offers many advantages not least of which are ongoing low operating costs. This is borne out by Greatly reduced heating bills.

High standard of insulation.

Waste management controlled by Management Company so no individual Licences or bills.

Reduced need for electric light due to the large windows in office area and extensive roof lights in the warehouse area.

Low Energy Light fittings.

Low Water rates due to Rain Water Harvesting system.

The Village Mill represents an investment into the future. Units will appreciate in value due to their build quality and advantageous BER ratings. These ratings will increasingly influence the value of property.

Landscaping

The entire site is extensively landscaped with a planting scheme prepared by Landscape Architects. Unusual for a development there is planting in front of all units. Picnic tables are provided around the site. The extensive planting will create a parkland setting to the development when matured. This is designed to improve the quality of life and work experience of you and your staff.



WHAT THE CUSTOMERS SAY

"High standard of finish - excellent"

"No hesitation on recommending Village Mill to prospective purchasers"

"25 minutes from Dublin city, it is easier to get to south Dublin from Village Mill than to get from south Dublin to Sandyford."

"Fabulous builder and foreman, can't be a better location - spotless site."

"Excellent, accommodating builder."

*"Village Mill is a beautiful site, love going to work!
Builder is friendly, foreman is excellent."*

"Delighted with the unit, it is anti-depressing!"



Dynamic Companies located in Village Mill

- Tile Wholesalers
- Electrical Wholesalers
- Renewable Energy Systems manufacturer
- Lift System Supplier
- Furniture Manufacturers
- Distribution companies supplying the food, cosmetic, hospital and engineering sectors.



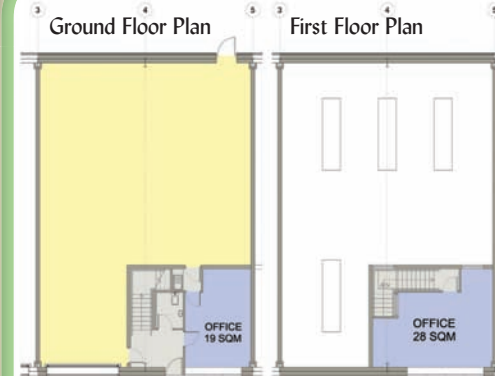
Unit Type A Block 1 - 364sqm



Unit Type B Block 1 - 340sqm



Unit Type C Block 1 - 316sqm



Unit Type E Block 3 - 259sqm



Unit Type D Block 2 - 179sqm





WHY WICKLOW AS A PLACE FOR BUSINESS?

Wicklow Town is designated a Primary Growth Centre in the Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area.

Availability of Skilled Workforce

Wicklow County Council carried out a survey of commuters at the end of 2007

Result of 2007 survey of commuters from Wicklow:

- 82% want to work in Wicklow
- 60% would accept a reduction in salary to work closer to home
- 78% have Third Level education
- The Census of Population 2006 results show that approximately 31.5 percent of the total population that have completed their education have a third level qualification.

Full survey results on www.wicklow.ie, under "works for business".

The results show that the desires to end the constant commute and improved quality of life is very strong among the respondents. Recruiting staff should not prove difficult.

Business Support

Wicklow Rathnew area welcome new business with open arms and try to support them where ever possible.

The Wicklow and District Chamber of Commerce is a strong rapidly growing organisation which warmly welcomes new members and provides support through networking events and its website among other activities. Wicklow County Council have a Business

Development section which will be only to happy to assist you in establishing your business in Wicklow. They also have strong links with

Enterprise Ireland and other business support groups.

Third Level Campus

Thanks to the initiative and drive of some members of Wicklow County Council a Third Level facility, the Wicklow Campus has been established in Clarendon College in Rathnew.

Future Expansion

Wicklow Town and Rathnew are set for massive expansion, even in the current climate, with over 2,000 houses under construction or in planning. The population forecast for the Wicklow Rathnew area is 22,500 by 2016 and is expected to grow to 40,000 by 2025.

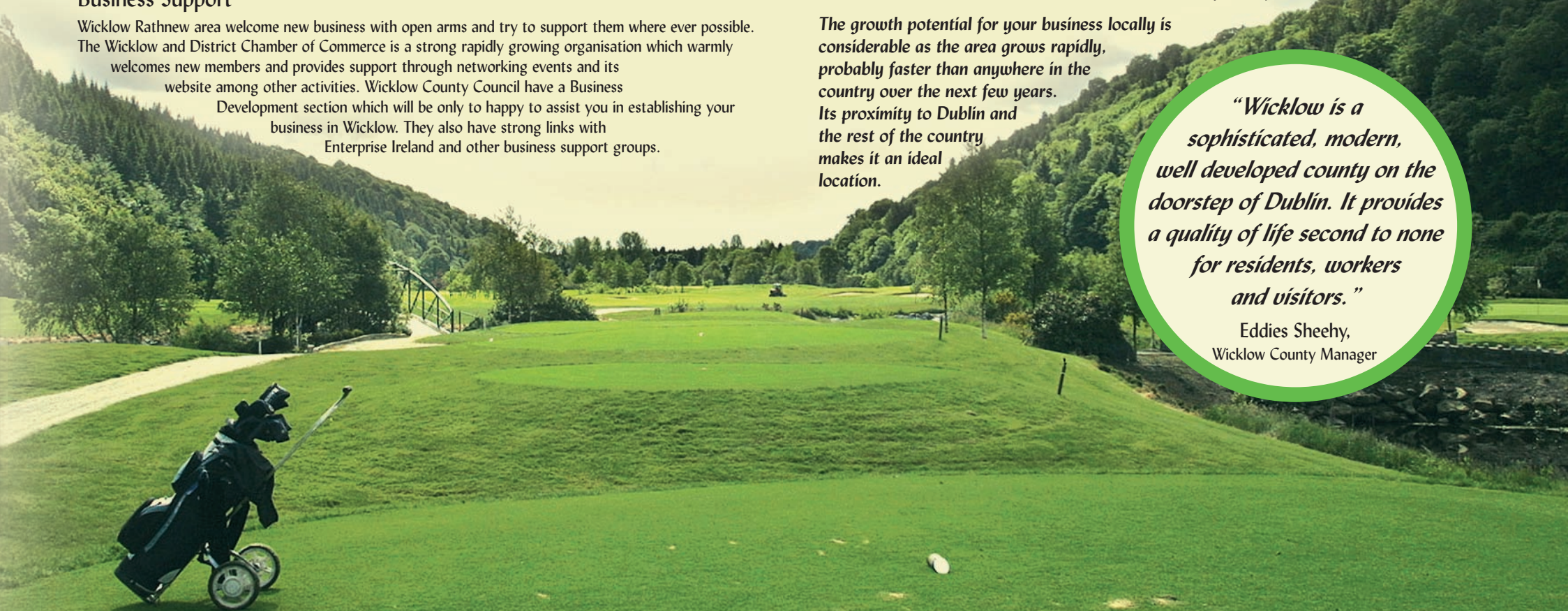
A Major expansion of the Town Centre, The Marlton Quarter is currently in Planning and will bring a welcome boost to the facilities offered in the area with some 80,000 sq m of build including Retail, Office, Extensive Leisure and Residential development. The Marlton Quarter will bring much need shopping and Leisure facilities with it.

Wicklow Port Access and Town Relief Roads are due to be completed by Jan 2010

The growth potential for your business locally is considerable as the area grows rapidly, probably faster than anywhere in the country over the next few years. Its proximity to Dublin and the rest of the country makes it an ideal location.

"Wicklow is a sophisticated, modern, well developed county on the doorstep of Dublin. It provides a quality of life second to none for residents, workers and visitors."

Eddie Sheehy,
Wicklow County Manager



Village Mill

Enterprise Park

Rathnew, Co. Wicklow.

JOINT AGENTS



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