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Developer
Jackie Greene Construction Limited

Architects / Planning Advisor
McCrossan O'Rourke

Engineers
Pat O'Gorman & Associates

Solicitor
George D. Fottrell and Sons

Selling / Letting Agents
Mason Owen & Lyons

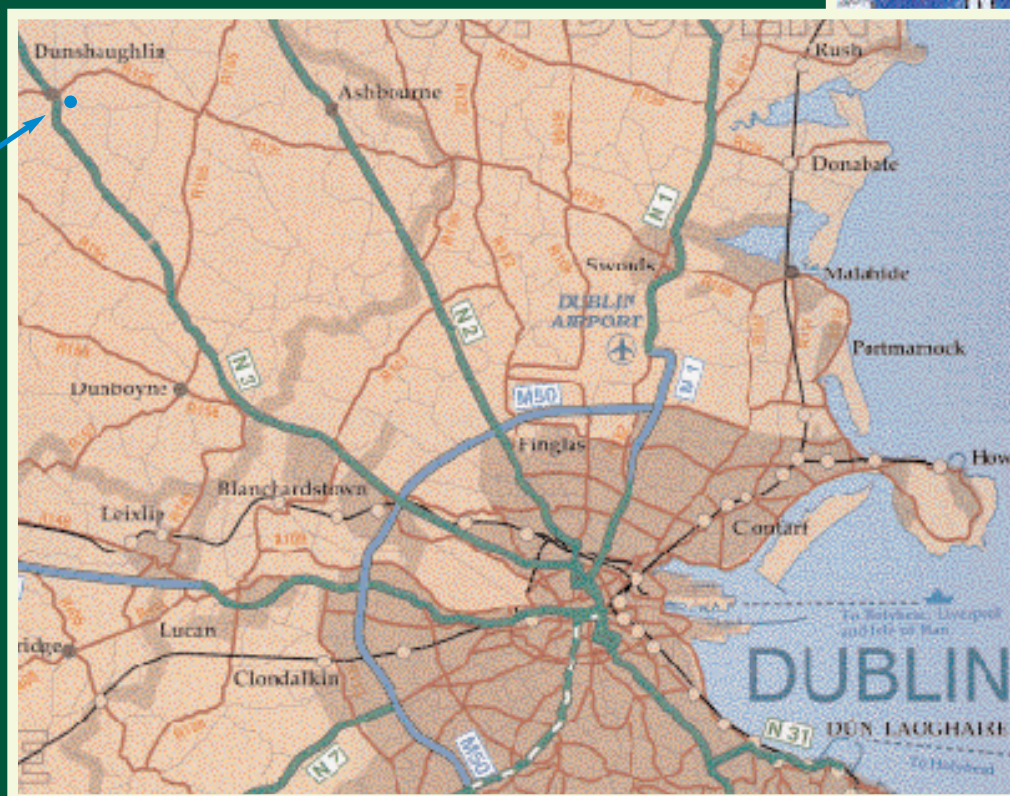
All enquiries to sole agents



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Dunshaughlin, Co. Meath.



not to scale

*an outstanding opportunity to
acquire warehouse / office premises
in a strategic location*

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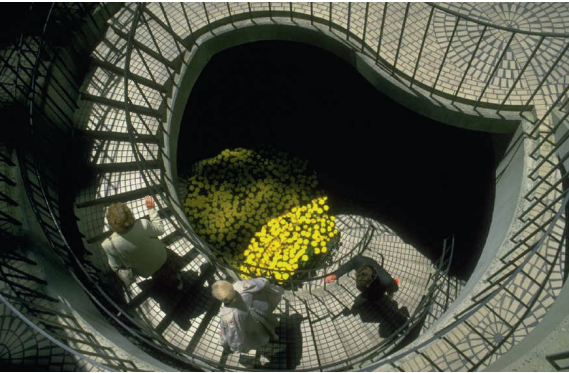
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them,
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A Jackie Greene Construction Development

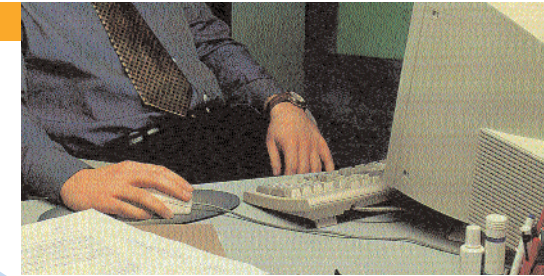


A Jackie Greene Construction Development



DUNSHAUGHLIN BUSINESS PARK

an outstanding opportunity to acquire warehouse / office premises in a strategic location



location

Dunshaughlin Business Park is a new development of business units of various sizes on a prime site fronting the N3 road on the Dublin side of Dunshaughlin, Co. Meath. The units are located at the entrance to the already well established Dunshaughlin Industrial Estate, and these new units enjoy a high profile position in this development. Dunshaughlin is situated approximately 18 miles from Dublin City Centre (St. Stephen's Green) and 10 miles from the Blanchardstown Centre, which is Ireland's largest and most successful out of town Shopping Complex.

Dunshaughlin Business Park is 12 minutes driving time from the N3/M50 road intersection in Blanchardstown which positions it close to the centre of Dublin's Motorway network giving it easy access to the city centre, Dublin Airport and all the main arterial routes servicing the country.

Current occupiers in the Dunshaughlin Industrial Estate include: Cabinpac, Brita-Waterfilter Systems, Furnitureville and Paper Tubes Ltd.

description

Dunshaughlin Business Park will contain high specification warehouse/office units in various sizes ranging from 382m² - 2,564m² (approx.).

The development will be accessed off the N3 road just before Dunshaughlin village.

The entire development will be fully landscaped and will offer generous car parking.

accommodation

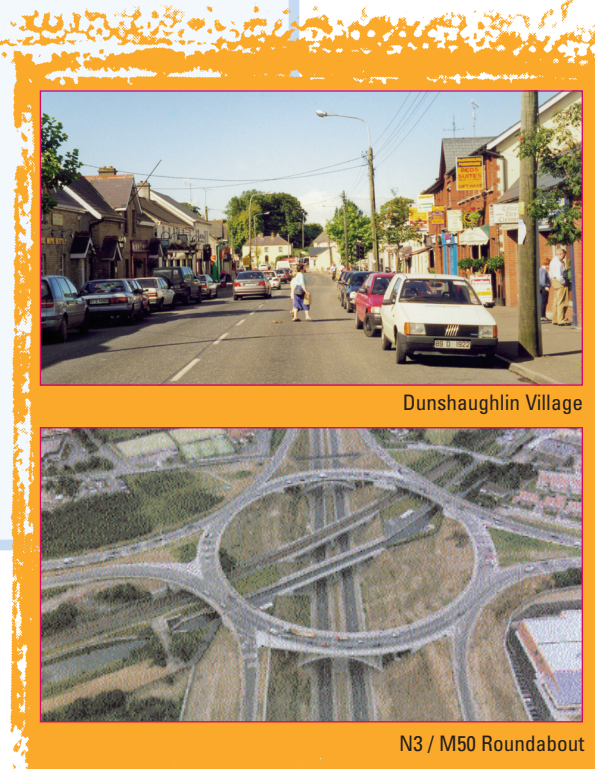
Attached herewith is a set of sketch plans for the various units in the development.

terms

The units are available for sale or letting on modern lease terms. Full details available on application.

management

Each owner becomes a member of the management company. A service charge will be levied towards the cost of Insurance and maintenance of landscaping, roads and the overall upkeep of the estate.



outline specification

- ✓ Attractive external wall finishes to Architect's detail
- ✓ Concrete block dividi
- ✓ Reinforced concrete
- ✓ Pre-cast concrete firs
- ✓ Insulated metal deck
- ✓ Doubled glazed wind where appropriate
- ✓ Canopy to front entrance
- ✓ Suspended ceilings i office area
- ✓ Offices wired for sto heating
- ✓ Fully fitted wc's on e
- ✓ Roller shutter door tc
- ✓ Fire alarm fitted
- ✓ Warehouse eaves he
- ✓ Landscaped and plan

