

M1 Business Park  
**Unit BC2**

- Brand new warehouse/industrial unit of 1,385 sq m
- 165 acre Business Park
- Road frontage onto the M1 Motorway and immediate access to Dublin City Centre (28 km), Dublin Airport (17 km) and M50 (21 km)

### DESCRIPTION

- Semi-detached high bay warehouse/industrial facility
- Steel portal frame construction incorporating concrete block infill walls
- 30 metre concrete service yard
- High bay unit with an eaves height of 10 metres
- 200mm thick in situ concrete slab floor with a smooth power floated finish designed for 35KN per sq m loading capacity
- Direct road frontage to the M1 Motorway
- A full detailed specification is available upon request

### JOINT AGENTS



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### DEVELOPMENT MANAGER



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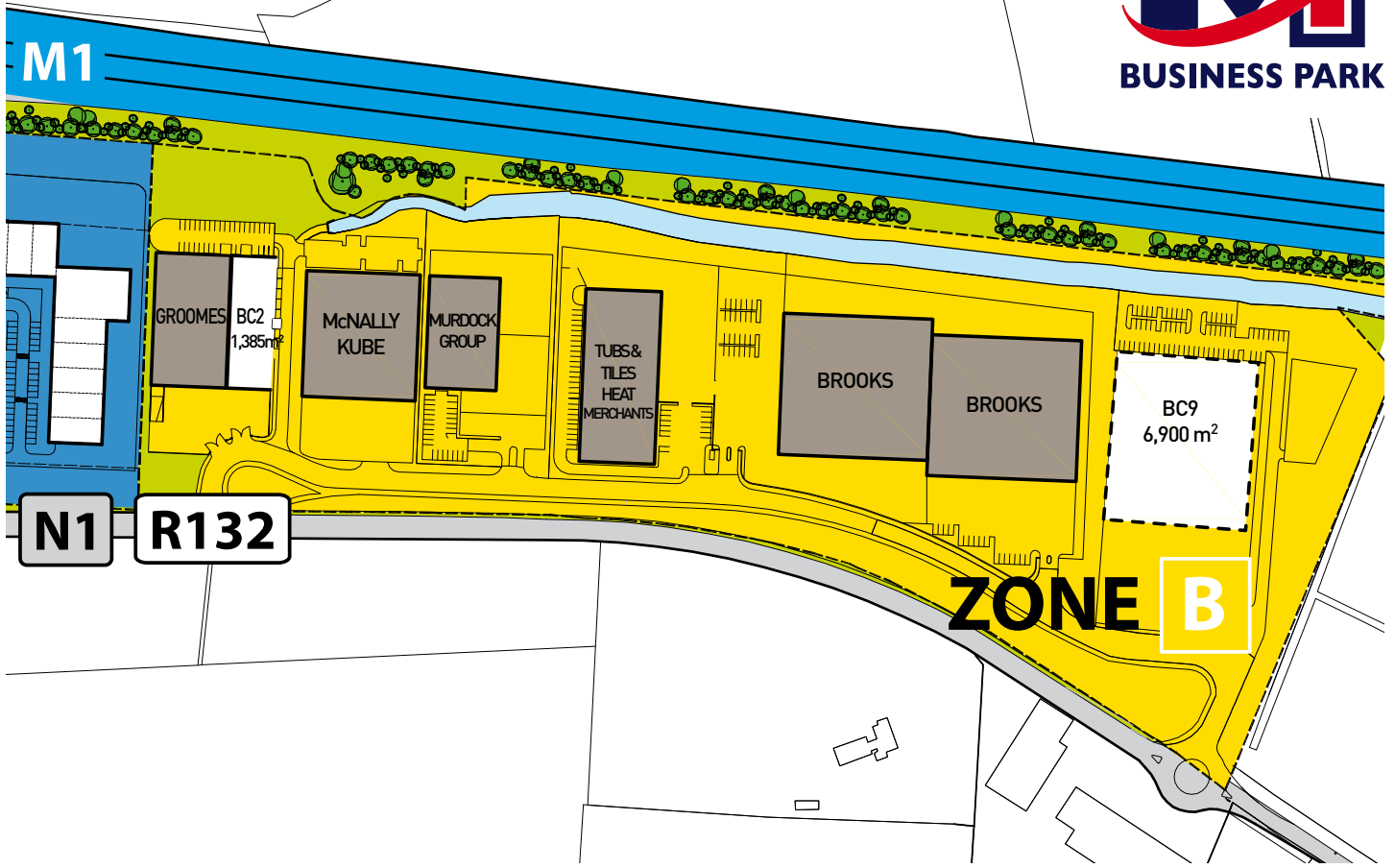
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**LOCATION**

Located at the Balbriggan/Walstown exit directly on the M1 Motorway, M1 Business Park is strategically located for ease of access to Dublin City Centre, the Port Tunnel, Dublin Airport, M50 and Belfast along with all other main arterial routes.

Unit BC2 is located just metres away from the intersection with the M1 Motorway, with ample motorway frontage and serviced by a regular provincial bus service.

M1 Business Park boasts a wide range of high quality occupiers such as Brooks, Tubs & Tiles, McNally Kitchens and the Murdock Group.

**ACCOMMODATION**

The accommodation and approximate gross external floor areas are as follows:

<b>Warehouse sq m</b>	<b>1,091</b>
<b>Ground Floor Offices sq m</b>	<b>147</b>
<b>First Floor Offices sq m</b>	<b>147</b>
<b>Total Area sq m</b>	<b>1,385</b>

**SERVICES**

All main services are connected to the property, including three phase power.

