

M1 Business Park

# Zone D Specifications

12 units ranging in size from 1,215 sq m to 6,300 sq m are available for sale or to let. Individual requirements can be accommodated on a Design & Build Pre Sale/Let basis. Standard units are finished to the following specification:

- 8, 10 and 12m eaves height
- Steel frame construction designed to BS 5950
- Finished externally with architectural wall and roof panels specified as LPS 1181 Grade A for Fire Wall or LPS 1181 Grade B generally
- 10% roof lights
- Powder coated thermally broken double glazed aluminium doors and windows
- Ample dock and level loading grade doors
- Floor loading from 35 Kn/m<sup>2</sup>
- Precast or in situ concrete stairs
- Fitted offices standard to include heating, suspended ceilings, plastered and painted walls and tiled WC's
- Reinforced concrete floor with power floated finish to FM2 specification
- Perimeter trunking to offices
- Internal doors to be solid core veneered flush, fire rated with self closers, intumescent strips and smoke seals where required by the Fire Safety Certificate
- All mains services connected to each unit – water, gas, power, telecoms and three phase power supply
- Generous car parking
- Fully managed secure landscaped Business Park
- Substantial dedicated and secure loading yards

## JOINT AGENTS



CB Richard Ellis, Connaught House,  
1 Burlington Road, Dublin 4, Ireland.

Contact: **Garrett McClean**

T: +353 1 618 5500

F: +353 1 668 2991

E: garrett.mcclean@cbre.com

[www.cbre.ie](http://www.cbre.ie)



Jones Lang LaSalle,  
10/11 Molesworth Street, Dublin 2, Ireland.

Contact: **Nigel Healy**

T: +353 1 673 1600

F: +353 1 679 5147

E: nigel.healy@eu.jll.com

[www.joneslanglasalle.ie](http://www.joneslanglasalle.ie)

## DEVELOPMENT MANAGER



Treasury Holdings,  
Connaught House, 1 Burlington Road,  
Dublin 4, Ireland.

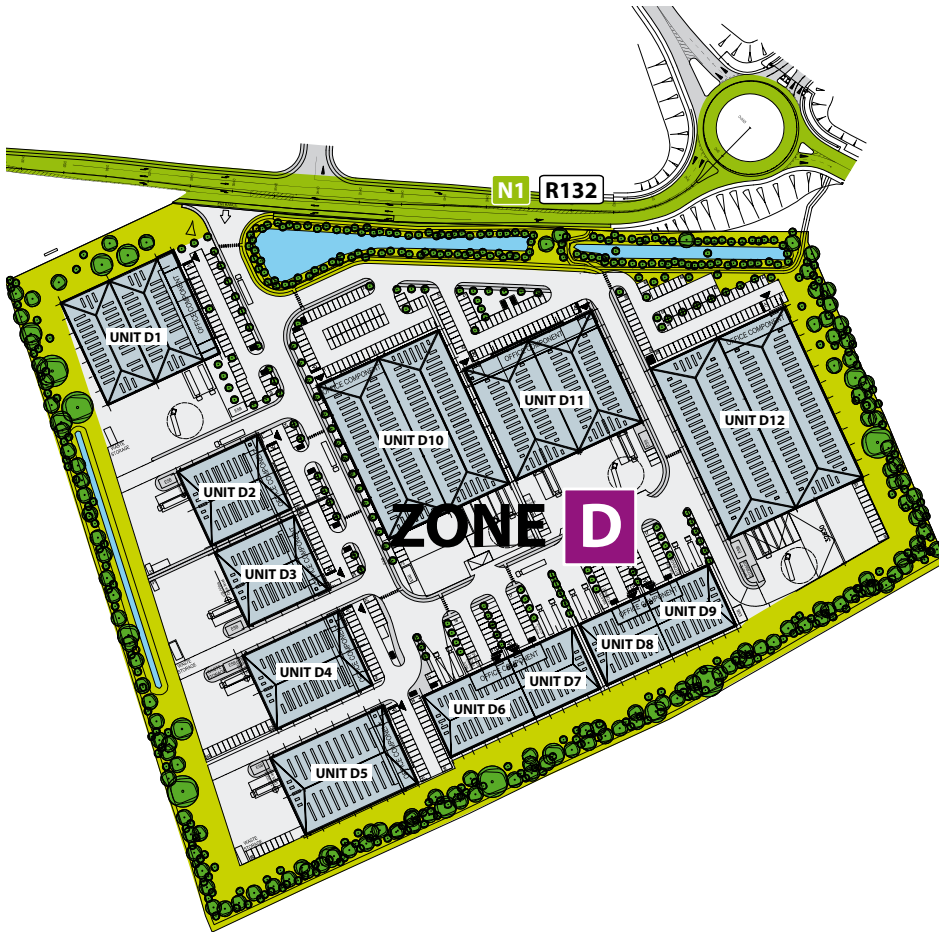
T: +353 1 618 9300

F: +353 1 618 8389

E: info@treasuryholdings.com

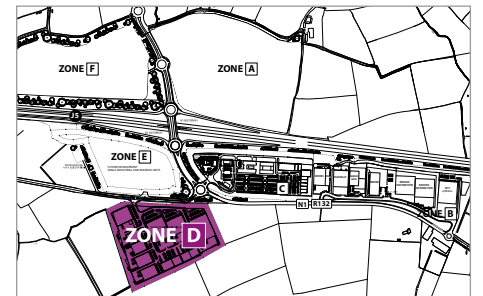
[www.treasuryholdings.com](http://www.treasuryholdings.com)

**DISCLAIMER:** The particulars and information contained in this brochure are issued by CB Richard Ellis and Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.



## A World Class Business Campus

M1 Business Park is an expansive development located on the M1 motorway, part of the designated Euro Route EO1, linking the ports of Larne and Rosslare via the capital cities of Belfast and Dublin. M1 Business Park, a world class business campus, will provide accommodation on 165 acres for a range of occupiers from industrial and distribution to motorway services and science / technology users.



### Schedule of Areas

Unit	Warehouse Ground Floor m <sup>2</sup>	Office First Floor m <sup>2</sup>	Total m <sup>2</sup>
D1	3,130	380	3,510
D2	1,640	273	1,913
D3	1,640	273	1,913
D4	1,963	273	2,236
D5	2,376	284	2,660
D6	1,414	165	1,579
D7	1,077	138	1,215
D8	1,077	138	1,215
D9	1,077	138	1,215
D10	5,051	220	5,271
D11A	1,920	245	2,165
D11B	1,920	245	2,165
D12	6,225	290	6,515
<b>Total</b>	<b>30,510</b>	<b>3,062</b>	<b>33,572</b>

