

BUSINESS UNITS TO LET

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



JOINT LETTING AGENTS

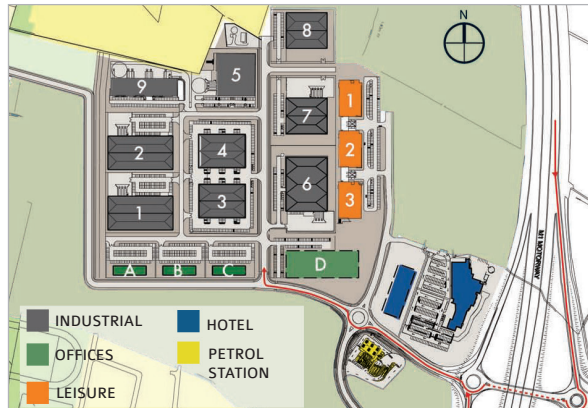
Kelly Walsh Property Advisors & Agents
15 Herbert Street
Dublin 2

Rob B Daly & Sons Ltd
30 Laurence Street
Drogheda, Co. Louth

CAMPUS OVERVIEW

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 Exit 7 (Drogheda South) Interchange on the M1 Dublin/Belfast Motorway. It is within easy access from Dublin Airport, Dublin City Centre, Drogheda and Belfast.

Throughout the entire campus a major emphasis has been placed upon creating a highly landscaped environment. A generous amount of surface car parking is available at **CityNorth**.



CityNorth Business Campus Masterplan

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
- City North 4-star 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 fast connection Broadband.



CityNorth Hotel offers excellent accommodation and state-of-art conference facilities



BLOCKS DESCRIPTION

The independent own door units in **Block 3** and **Block 4** comprise warehouse and two-storey office accommodation, which is to the front of the building.

The blocks have been innovatively 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.



Examples blocks facade treatment and internal fit-outs at Hanley Energy offices in Block 4



AVAILABLE UNITS



Unit 2 - external view

UNIT 2 BLOCK 3

Size: 419 sq.m



Unit 2 - warehouse area



Unit 2 - first floor offices



Ground floor plan



Unit 3 - external view

UNIT 3 BLOCK 4

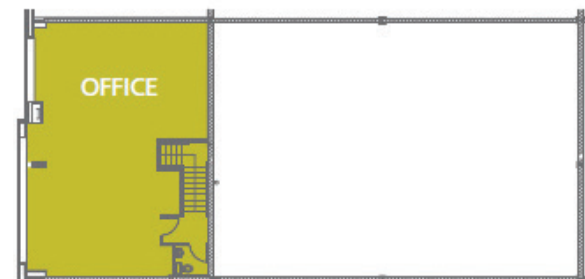
Size: 419 sq.m



Unit 3 - warehouse area



Unit 3 - first floor offices



First floor plan

Floor plans are relevant for both Units 3 and 4

UNITS SPECIFICATIONS

Unit 2 and **Unit 3** have been finished to the highest modern specification which include:

- Steel frame construction
- Kingspan architectural panel finish
- 8m Eaves heights
- Double glazed aluminium windows and doors
- Concrete floors with sealed concrete screed to warehouses
- 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

DESIGN FLEXIBILITY

CityNorth has been designed to be flexible for potential occupiers, with the extensive landholdings on site, all requirements can be catered for.

Also on offer are **Design and Build** packages where our experienced team of architects, engineers and building contractors will work in conjunction with future occupiers to design their optimum unit.



SOLICITOR

O'Donnell Sweeney Eversheds
The Earlsfort Centre
Earlsfort Terrace
Dublin 2

DEVELOPER

McGarrell Reilly Group
Garryard House
Earlsfort Terrace
Dublin 2

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.

STRATEGIC LOCATION

CityNorth Business Campus is located in Stamullen, Co. Meath; 30km north of Dublin City, 15km north of Dublin Airport and 15km south of Drogheda on the M1 Dublin/Belfast economic corridor.

Further improvements such as the proposed Leinster Outer Orbital Route, which will connect Drogheda and Naas, and the proposed Braemore Port, will firmly establish CityNorth as a key logistic and business centre.

Matthews Coaches bus service run a regular service to CityNorth on several of their routes, serving Dublin city centre, Laytown, Bettystown, Drogheda and Dundalk.



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SALE & LEASE TERMS

The properties are available to let.

KELLY WALSH
property advisors & agents
01.664.5500
www.kellywalsh.ie

ROBT. B. DALY
ESTD. 1814
Tel: 041 9838607

