



## Title

The properties will be sold as effectively freehold or leased on new occupational leases.

## Prices & Rents

On application.

## Terms

A refundable booking deposit is payable on reserving a unit.

## Architects

Carew Kelly,  
Harcourt House,  
18-19 Harcourt Street,  
Dublin 2.

## Solicitors

Sheehy Donnelly Solicitors,  
63 Patrick Street,  
Dun Laoghaire,  
Co. Dublin.

## Developer



[harcourtdevelopments.com](http://harcourtdevelopments.com)  
+353 1 475 3928

The Enterprise Centre



Landmark Office Building



Hi-bay Logistics Facility



## Sole Agents

Savills Hamilton Osborne King  
32 Molesworth Street  
Dublin 2  
Fax: +353 1 676 7066  
Email: [info@savills.ie](mailto:info@savills.ie)  
Website: [www.savills.ie](http://www.savills.ie)  
Contact: Gavin Butler,  
David O'Malley, Paddy Cusack or  
Paddy Jordan



Tel: +353 1 618 1300

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**For Sale or Let**



**Premier  
Business Park**  
THE ENTERPRISE CENTRE  
Ballycoolin, Dublin 11

**New industrial development comprising  
71 enterprise units from approx. 158 sq.m. to 524 sq.m.**



t: 01 618 1300  
w: [www.savills.ie](http://www.savills.ie)

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DEVELOPMENTS  
[harcourtdevelopments.com](http://harcourtdevelopments.com)



## Location

Premier Business Park is prominently positioned on the northern side of the M50 motorway just west of the Cappagh Road/M50 overpass.

The site is easily accessible to the M50 motorway via the N3 Navan Road and the new N2 Ashbourne bypass.

The proposed N2/N3 link road, due for completion in 2008, will further improve accessibility to the site.

The location benefits from easy access to the airport, M1 and the Dublin Port Tunnel. The surrounding area has witnessed an enormous wave of commercial activity over the last decade with the arrival of several high-tech multi-nationals to the area including IBM, Bristol Myers, eBay, etc.

The campus is situated within close proximity of many amenities, e.g. the Blanchardstown Town Centre, Tyrrellstown Town Centre and Golf Club, the National Aquatic Centre and the Blanchardstown Institute of Technology. The development of Premier Business Park is in conjunction with the proposed upgrading of many of the local roads including the Cappagh and Ballycoolin Roads which will dramatically improve access to the N3 and N2 dual carriageways.

The Cappagh Road also provides excellent access to Glasnevin, Phisborough and Dublin city centre which are all just minutes away.

## The Development

Premier Business Park comprises 7.4 hectares of superbly located development land facing directly onto the M50 motorway, which provides access to all of Dublin's main arterial routes. The Enterprise Centre at Premier Business Park comprises seventy-one enterprise units from approx. 158 sq.m. to 524 sq.m.\*

Planning permission exists for a landmark office building of 861 sq.m. over 5 levels including restaurant space of 326 sq.m. at ground floor level.

The development also boasts up to six hi-bay logistics units which face straight onto the M50 motorway with sizes ranging from 2,936 sq.m. to 6,068 sq.m.

## Management

An active management company will ensure that the highest standards are maintained at Premier Business Park. Each occupier will join the management company and a service charge will be payable towards the cost of security, landscaping, lighting, road maintenance etc.

## Services

All mains services are provided and connected to the development.

### *Office Specification*

- Painted and plastered walls.
- Electric storage heating.
- Suspended ceilings with recessed fluorescent lighting.
- Perimeter trunking ready for ducting.
- Double-glazed powder-coated aluminium windows throughout.
- Power and telecoms brought to entrance of all buildings.

### *Warehouse Specification*

- Up to 7.1m clear internal height.
- Automated roller shutter doors.
- 3-phase power.
- 2.1m high pre-cast walls to inside of external warehouse walls.
- Sealed concrete floors with loading capacity of 50kn / per sq.m.
- Concrete marshalling yard space to all loading areas, macadam to car parking areas.

**\* All floor areas and measurements are approximate**



- Hi-bay Units
- Enterprise Units
- Landmark Office Building and Cafe



Buildings previously developed by Harcourt Developments at Parkwest

## Schedule of Unit Sizes

### Approx. Gross External Floor Ares:

| BLOCK B |                  |                     |                     |                 |
|---------|------------------|---------------------|---------------------|-----------------|
| UNIT    | Office<br>(SQ.M) | Warehouse<br>(SQ.M) | Mezzanine<br>(SQ.M) | Total<br>(SQ.M) |
| 1       | 68               | 150                 | 68                  | 286             |
| 2       | 68               | 140                 | 68                  | 276             |
| 3       | 68               | 140                 | 68                  | 276             |
| 4       | 68               | 140                 | 68                  | 276             |
| 5       | 68               | 140                 | 68                  | 276             |
| 6       | 68               | 140                 | 68                  | 276             |
| 7       | 68               | 140                 | 68                  | 276             |
| 8       | 68               | 140                 | 68                  | 276             |
| 9       | 74               | 146                 | 74                  | 294             |

| BLOCK C |                  |                     |                     |                 |
|---------|------------------|---------------------|---------------------|-----------------|
| UNIT    | Office<br>(SQ.M) | Warehouse<br>(SQ.M) | Mezzanine<br>(SQ.M) | Total<br>(SQ.M) |
| 10      | 105              | 301                 | 33                  | 439             |
| 11      | 69               | 66                  | 23                  | 158             |
| 12      | 69               | 66                  | 23                  | 158             |
| 13      | 69               | 66                  | 23                  | 158             |
| 14      | 79               | 69                  | 25                  | 173             |
| 27      | 79               | 69                  | 25                  | 173             |
| 28      | 69               | 66                  | 23                  | 158             |
| 29      | 69               | 66                  | 23                  | 158             |
| 30      | 138              | 339                 | 42                  | 519             |

| BLOCK D |                  |                     |                     |                 |
|---------|------------------|---------------------|---------------------|-----------------|
| UNIT    | Office<br>(SQ.M) | Warehouse<br>(SQ.M) | Mezzanine<br>(SQ.M) | Total<br>(SQ.M) |
| 15      | 77               | 68                  | 25                  | 170             |
| 16      | 72               | 66                  | 23                  | 161             |
| 17      | 72               | 66                  | 23                  | 161             |
| 18      | 69               | 66                  | 23                  | 158             |
| 19      | 69               | 66                  | 23                  | 158             |
| 20      | 80               | 118                 | 59                  | 257             |
| 21      | 80               | 118                 | 59                  | 257             |
| 22      | 69               | 66                  | 23                  | 158             |
| 23      | 69               | 66                  | 23                  | 158             |
| 24      | 72               | 66                  | 23                  | 161             |
| 25      | 72               | 66                  | 23                  | 161             |
| 26      | 77               | 68                  | 25                  | 170             |

| BLOCK E |                  |                     |                     |                 |
|---------|------------------|---------------------|---------------------|-----------------|
| UNIT    | Office<br>(SQ.M) | Warehouse<br>(SQ.M) | Mezzanine<br>(SQ.M) | Total<br>(SQ.M) |
| 31      | 105              | 303                 | 34                  | 442             |
| 32      | 69               | 66                  | 23                  | 158             |
| 33      | 69               | 66                  | 23                  | 158             |
| 34      | 69               | 66                  | 23                  | 158             |
| 35      | 79               | 69                  | 25                  | 173             |
| 44      | 79               | 69                  | 25                  | 173             |
| 45      | 69               | 66                  | 23                  | 158             |
| 46      | 69               | 66                  | 23                  | 158             |
| 47      | 105              | 297                 | 31                  | 433             |

| BLOCK F |                  |                     |                     |                 |
|---------|------------------|---------------------|---------------------|-----------------|
| UNIT    | Office<br>(SQ.M) | Warehouse<br>(SQ.M) | Mezzanine<br>(SQ.M) | Total<br>(SQ.M) |
| 36      | 79               | 69                  | 25                  | 173             |
| 37      | 69               | 66                  | 23                  | 158             |
| 38      | 69               | 66                  | 23                  | 158             |
| 39      | 69               | 72                  | 23                  | 164             |
| 40      | 69               | 72                  | 23                  | 164             |
| 41      | 69               | 66                  | 23                  | 158             |
| 42      | 69               | 66                  | 23                  | 158             |
| 43      | 79               | 69                  | 25                  | 173             |

| BLOCK G |                  |                     |                     |                 |
|---------|------------------|---------------------|---------------------|-----------------|
| UNIT    | Office<br>(SQ.M) | Warehouse<br>(SQ.M) | Mezzanine<br>(SQ.M) | Total<br>(SQ.M) |
| 48      | 136              | 346                 | 42                  | 524             |
| 49      | 69               | 66                  | 23                  | 158             |
| 50      | 69               | 66                  | 23                  | 158             |
| 51      | 69               | 66                  | 23                  | 158             |
| 52      | 69               | 66                  | 23                  | 158             |
| 53      | 69               | 66                  | 23                  | 158             |
| 54      | 80               | 118                 | 59                  | 257             |
| 55      | 80               | 118                 | 59                  | 257             |
| 56      | 69               | 66                  | 23                  | 158             |
| 57      | 69               | 66                  | 23                  | 158             |
| 58      | 72               | 66                  | 23                  | 161             |
| 59      | 72               | 66                  | 23                  | 161             |
| 60      | 105              | 297                 | 31                  | 433             |

| BLOCK H |                  |                     |                     |                 |
|---------|------------------|---------------------|---------------------|-----------------|
| UNIT    | Office<br>(SQ.M) | Warehouse<br>(SQ.M) | Mezzanine<br>(SQ.M) | Total<br>(SQ.M) |
| 61      | 64               | 76                  | 32                  | 172             |
| 62      | 69               | 66                  | 23                  | 158             |
| 63      | 69               | 66                  | 23                  | 158             |
| 64      | 69               | 66                  | 23                  | 158             |
| 65      | 69               | 66                  | 23                  | 158             |
| 66      | 65               | 115                 | 52                  | 232             |
| 67      | 65               | 115                 | 52                  | 232             |
| 68      | 65               | 115                 | 52                  | 232             |
| 69      | 65               | 115                 | 52                  | 232             |
| 70      | 65               | 115                 | 52                  | 232             |
| 71      | 70               | 97                  | 36                  | 203             |

