



A GREAT PLACE TO DO BUSINESS

CityNorth^{M1} is an exciting new commercial development providing quality, bespoke business accommodation within a state-of-the-art environment and situated at a key strategic access point.

CityNorth^{M1} boasts unrivalled accessibility to Ireland's national transport infrastructure. Sited directly off the M1 Dublin to Belfast motorway, it is within 15 minutes - all day, every day - of Dublin Airport, Dublin Port Tunnel and the M50.

CityNorth^{M1} Business Campus incorporates leading-edge technology and infrastructure and meets the highest possible standards of design and construction, all the while offering total flexibility in its custom-made units.



MANAGEMENT

The developer will appoint a professional management company to manage the campus. It will have a clear mandate to maintain both the day-to-day and long-term quality of the development on behalf of the occupiers.

The development will be fully landscaped and maintained to ensure a well maintained image and a high quality environment for all occupiers.

This and other services to the common areas, including public liability insurance, will be paid by way of a service charge.

CITYNORTH^{M1} - PROFESSIONAL TEAM

ARCHITECT

Henry J Lyons & Partners Architects
47/48 Pearse Street
Dublin 2

CIVIL ENGINEERS

Fahy Fitzpatrick Consulting Engineers
2057 Citywest Campus
Naas Road, Dublin 24

STRUCTURAL ENGINEERS

Hanley Pepper
Owenstown House
Fosters Avenue
Blackrock, Co. Dublin

PLANNING CONSULTANTS

Declan Brassil & Company Ltd
Lincoln House
Phoenix Street
Smithfield, Dublin 7

LANDSCAPE ARCHITECTS

Mitchell & Associates
Fumbally Court
Fumbally Lane
Dublin 8

LEGAL ADVISORS

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

MARKETING & DESIGN CONSULTANTS

Design House
69 Mespil Road
Dublin 4

SALES AGENT

Kelly Walsh
15 Herbert Street,
Dublin 2

KELLY WALSH
property advisors & agents

01.664.5500

www.kellywalsh.ie

DEVELOPER

McGarrell Reilly Group
Block E, Iveagh Court
5-8 Harcourt Road, Dublin 2
www.mcgarrrellreilly.ie

McGarrell Reilly Group



BUSINESS CAMPUS



a commercial district without the chaos



DISCLAIMER

The information contained in this brochure is for guidance purposes only. The development company operates a continuous design and produce development policy and as such features may vary. These particulars should not be construed as forming a contract or part of a contract or warranty. Any maps or drawings are not drawn to scale and are for identification purposes only. All measurements are approximate. The developers or their agents shall not be held liable for any loss incurred by any person relying on such information.

Key to Map

- Business Campus
- Offices
- Showrooms & Garden Centre
- Petrol Station
- CityNorth ★★★★★ Hotel

PHASE 1 - City North^{M1} BUSINESS CAMPUS UNIT SIZES

- | | |
|--|------------------------------|
| Business Unit 1 - 7 units from 525 sq.m | Business Unit 5 - 4,270 sq.m |
| Business Unit 2 - 2 units from 1,390 sq.m | Business Unit 6 - 6,100 sq.m |
| SOLD OUT Business Unit 3 - 12 units from 420 sq.m | Business Unit 7 - 4,080 sq.m |
| Business Unit 4 - 12 units from 420 sq.m | |



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	POPULATION	TRAVEL TIME
Dublin Airport	/	15 minutes
Dublin Port	/	30 minutes
Dublin City	100,4614	40 minutes
Dublin West	340,493	35 minutes
Dublin South	351,765	45 minutes
Drogheda	24,496	7 minutes
Dundalk	30,195	25 minutes
Naas	14,278	40 minutes
Navan	12,810	25 minutes
Cavan	6,098	80 minutes
Rosslare Port	/	150 minutes
Newry	8,7058	55 minutes
Belfast	277,391	110 minutes
Larne Port	/	140 minutes



UNITS FOR SALE/ TO LET

CityNorth Campus will provide for a variety of mixed-use accommodation on a for sale/to let basis. Opportunities to purchase units in CityNorth are on offer.

Title: The units will be sold with the benefit of a 999 year leasehold title.

The units are also available to let under new long term full repairing and insuring leases.

The highest standards of design, quality and construction have been met, while offering total flexibility in the units. The office units will be state of the art and designed innovatively to be flexible in both size and layout, capable of supporting businesses of 200 sq.m up to 4,000 sq.m.

TURNKEY DESIGN AND BUILD

Whether the client requires a property on a long-term FRI lease or wishes to purchase, the developer is fully flexible when it comes to designing, project managing and building a unit to individual specifications. This bespoke approach will ultimately ensure that the needs of the occupier can be met early in their decision making process.

CITYNORTH CAMPUS WILL INCLUDE:

- High-specification business/logistics units
- State-of-the-art own door offices
- Showrooms
- Restaurants
- CityNorth ★★★★★ Hotel
- Service station
- Garden Centre