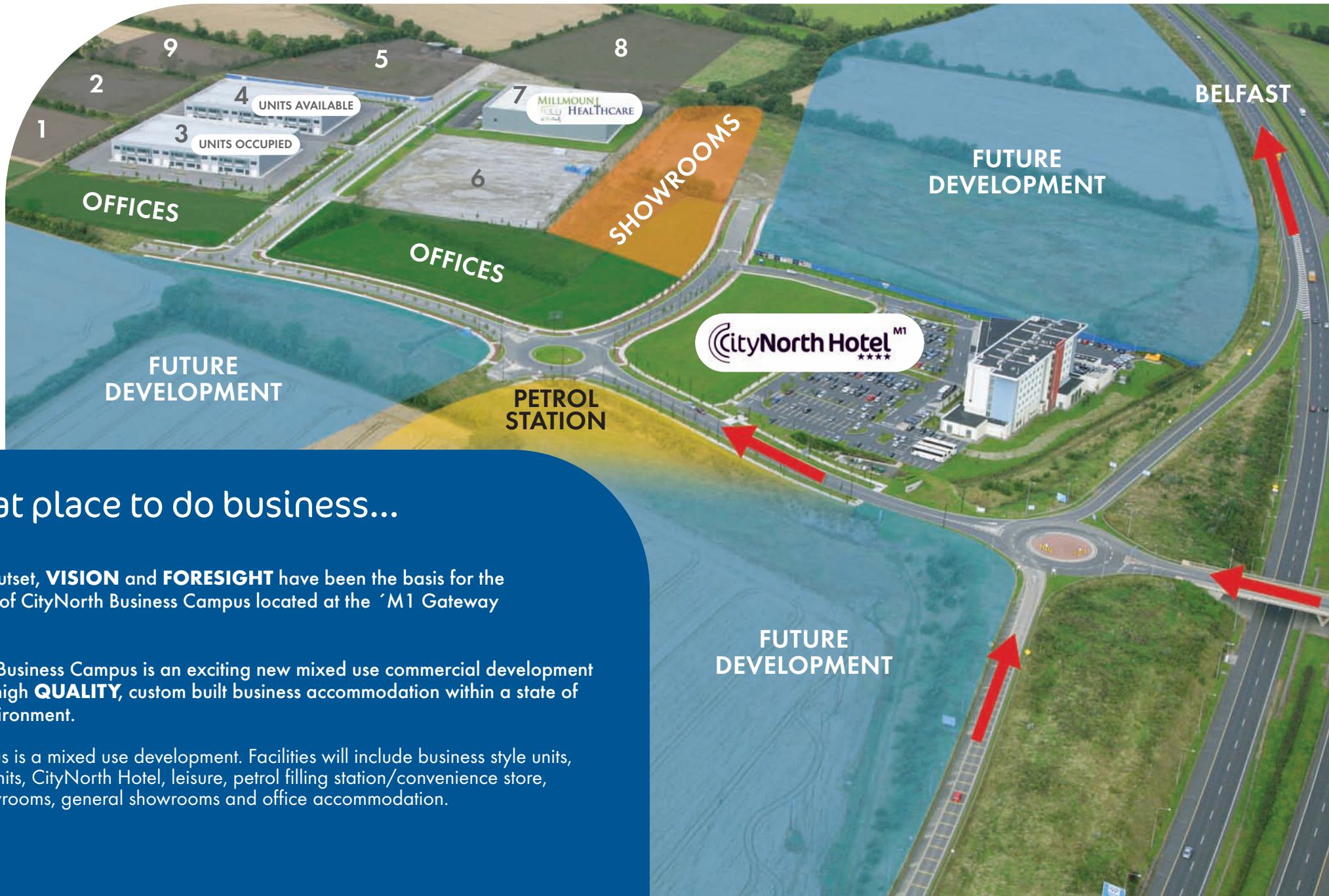




industrial | offices | leisure | petrol station | hotel



A great place to do business...

From the outset, **VISION** and **FORESIGHT** have been the basis for the **SUCCESS** of CityNorth Business Campus located at the 'M1 Gateway to Dublin'.

CityNorth Business Campus is an exciting new mixed use commercial development providing high **QUALITY**, custom built business accommodation within a state of the art environment.

The Campus is a mixed use development. Facilities will include business style units, industrial units, CityNorth Hotel, leisure, petrol filling station/convenience store, motor showrooms, general showrooms and office accommodation.

CityNorth Masterplan

In order to provide a range of services required for CityNorth to become a Fourth Generation Business Park, McGarrell Reilly Group have developed a comprehensive Masterplan for the initial phases of the Park.

Leisure

The first phase was the CityNorth Hotel, which is the Gateway to the Park and has excellent Profile to the M1. This sets the tone for the estate in terms of landscaping and design standards. The leisure element will continue to be developed with successive phases of the campus

Industrial

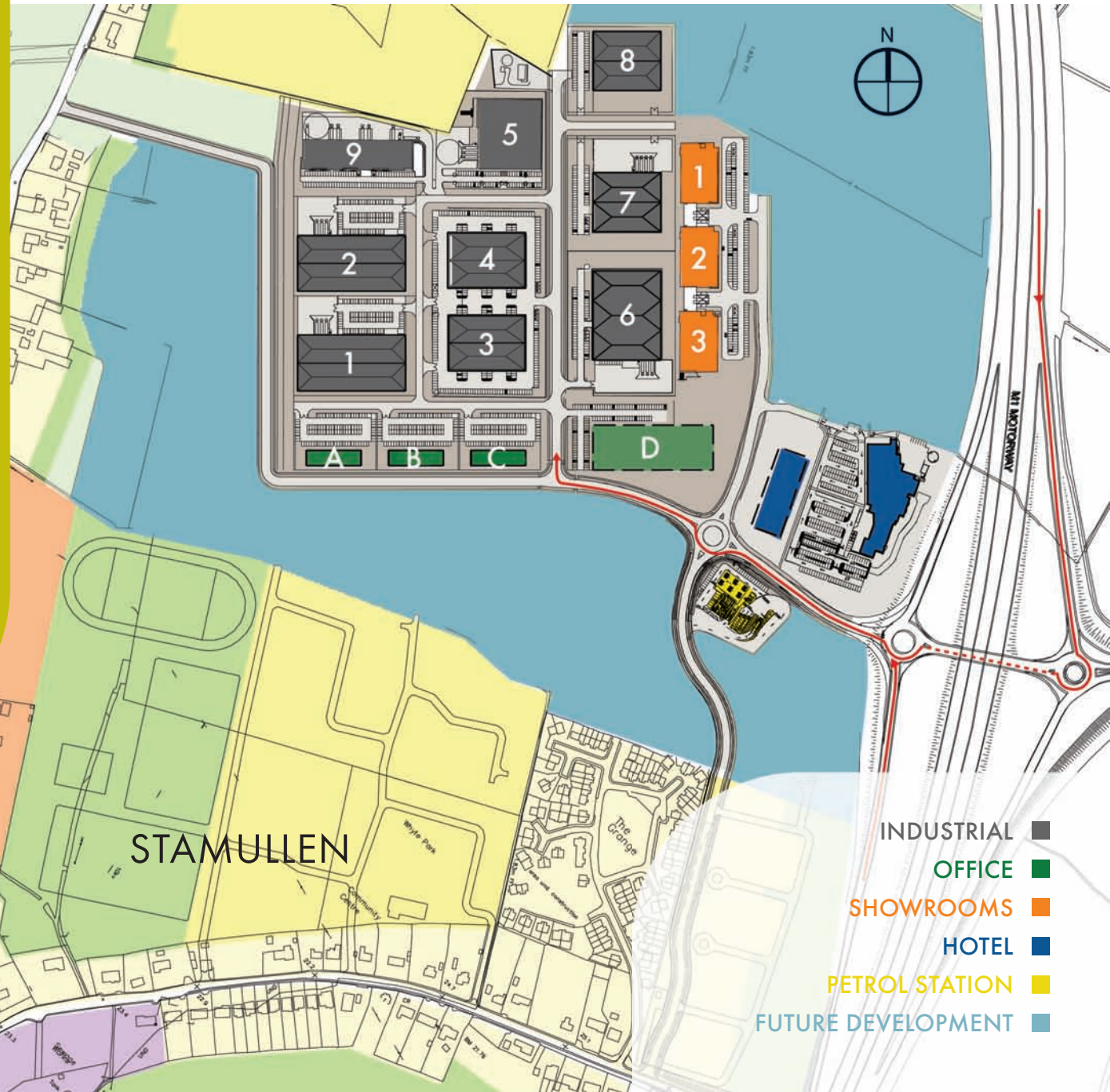
The industrial phase is anchored by two buildings, each incorporating twelve enterprise units. These units are surrounded by high-bay logistics warehouses which will range in size from 420sq.m to 6,342sq.m.

Petrol station

The Petrol Station has received a grant planning permission and negotiations for its delivery are on going. The Petrol Station will include a convenience store, café, car wash and truck area for fuelling and parking.

Offices

The office units will be state of the art and innovatively designed to be flexible in size and layout, capable of supporting businesses from 180sq.m.



INDUSTRIAL

OFFICE

SHOWROOMS

HOTEL

PETROL STATION

FUTURE DEVELOPMENT



Masterplan continued...

Design

The specification of these buildings is to the highest possible standard and this is instantly recognisable on seeing the properties. 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.

Landscaping

Throughout the entire campus a major emphasis has been placed upon creating a highly landscaped environment. McGarrell Reilly has its own management company that will ensure the landscaping and campus are maintained to a very high standard.

Car Parking

A generous amount of surface car parking is available at CityNorth.



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. The site has excellent **ROAD FRONTAGE** and there is **DIRECT ACCESS** to CityNorth from the M1 interchange at Exit 7.

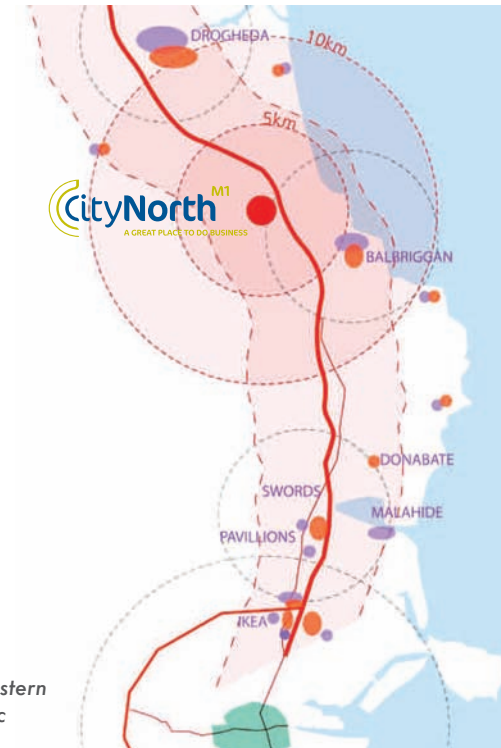
Further improvements such as the proposed **Leinster Outer Orbital Route**, which will connect Drogheda and Naas, and the proposed **Bremore Port**, will firmly establish CityNorth as a key logistic and business centre.

Matthews Coaches

The bus service to CityNorth was established due to a coordinated approach between the operators of Matthews Coaches, the CityNorth Hotel and the CityNorth Campus.

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





South Eastern
Economic
Corridor

Strategic location continued...

Traffic Volumes

The M1 Motorway from the M50 to the border with Northern Ireland has now been completed, linking to the A1 and in turn, Belfast. Further upgrading of the remaining single carriageway sections along the A1 to dual carriageway is underway.

2007 traffic flow figures for the M1 indicate approximately AADT (Average Annual Daily Traffic) of 43,767 passed the Gormanstown Interchange junction, going in both directions.

Services and Telecoms

There are all mains services at CityNorth and high quality communications infrastructure – ADSL 2 Broadband and 5MB Broadband are both available.





CityNorth Hotel opened in December 2006 and has been trading very successfully since. CityNorth Hotel is a contemporary 4 star Hotel offering superior accommodation with state of the art facilities, which include:

- High quality accommodation & executive suites
- State of the art conference, meeting & banqueting facilities
- Superb bar food served daily
- Brasserie & carvery dining available
- Gym facilities
- Complimentary coach & car parking

CityNorth Hotel is a leading venue for conferences and meetings and can cater for up to 650 delegates. There are 11 meetings rooms, a business centre and complimentary Wi-Fi.

For more information and bookings, please visit www.citynorthhotel.com or contact us on 01- 6906 666 or Lo-call (R.O.I) 1890 - 252 420.



McGarrell Reilly Group

CityNorth is a McGarrell Reilly Group development. The McGarrell Reilly Group was established in 1981 and encompasses New Homes, Property Investment, Property Development and Contracting.

Commercial projects include the Watermarque Building, South Lotts Road and the Iveagh Court Complex, Harcourt Road.

The McGarrell Reilly Group has a strong reputation for residential developments which includes: Lusk Village, Lusk; The Steeplechase, Ratoath and Marlmount, Dundalk.

For further information, please visit the McGarrell Reilly Group website at www.mcgarrellreilly.ie





SELLING AGENT

 **KELLY WALSH**
property advisors & agents

01.664.5500

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www.citynorth.ie

These particulars are issued by the selling agents on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, the selling agents, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither the selling agents nor any of its employees have any authority to make or give any representations or warranty in relation to the property or bind the client in any way.