



BIRCH HOUSE



MILLENNIUM
PARK

NAAS, CO.KILDARE

TO LET

Birch House with its impressive atrium and light filled floor plates offers occupiers the opportunity of a prestigious headquarters in a high profile suburban campus.



BIRCH HOUSE AT A GLANCE



Impressive fully fitted HQ building overlooking water feature and large landscaped areas



Entire building 41,246 sq ft



Floors from 13,723 sq ft



Floors overlooking full height atrium



Raised access floors



Full air conditioning



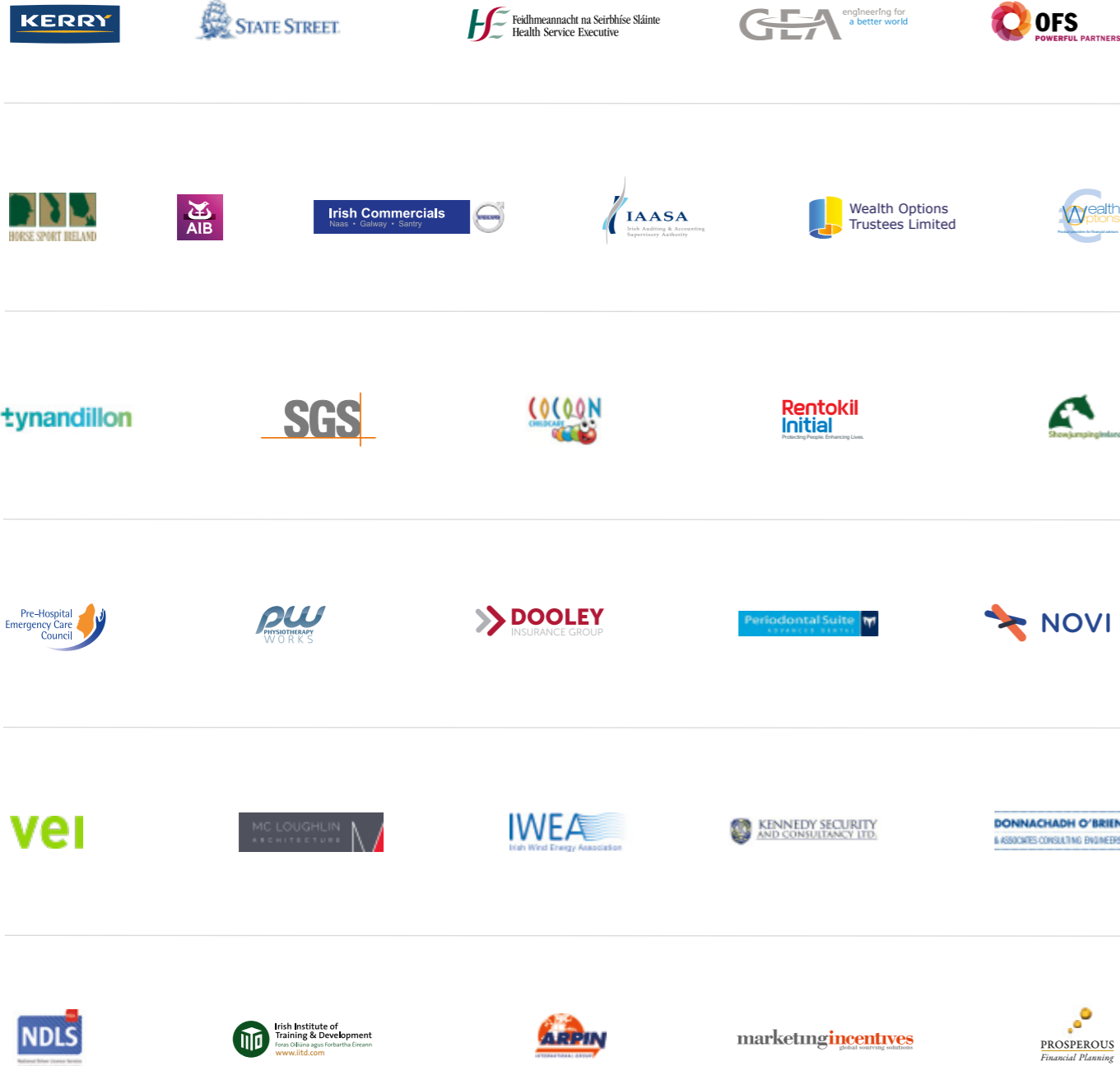
Suspended ceilings



156 car parking spaces

YOUR NEIGHBOURS

For over 10 years, Millennium Park has attracted the highest calibre organisations including Kerry Group, State Street Bank, AIB, and GEA. Asked why, tenants describe the Park as a 'talent magnet'.



DUBLIN BY TRAIN: 30 MINUTES



Millennium Park sits proudly on the M7 motorway providing easy access to The M50, Dublin, Waterford, Cork, Limerick, Galway & Belfast. Naas is served by numerous bus routes and the campus is served by a rail link to Dublin City Centre, whilst the airport is only 40 minutes away.

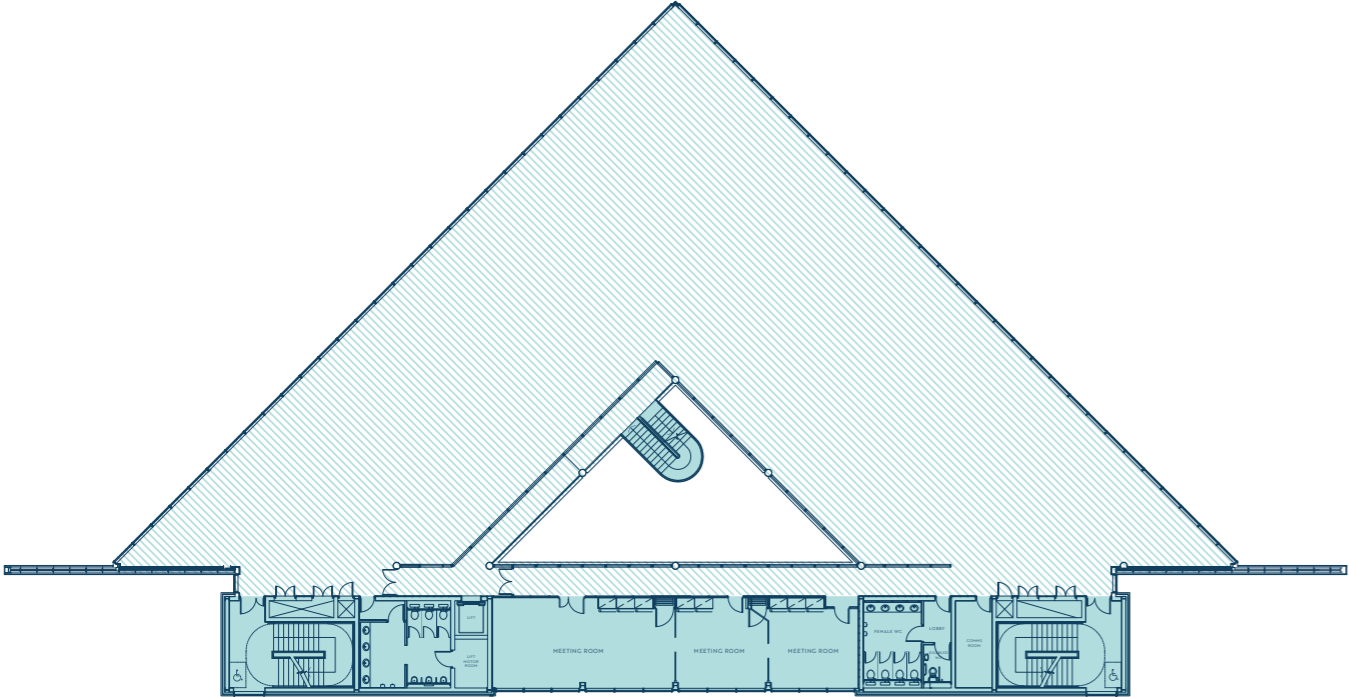
BY CAR

Millennium Park to	Drive time	Km
Dublin City Centre	40 mins	28
M50	15 mins	20
Dublin Airport	40 mins	40
Naas	3 mins	2
Train Station	2 mins	1.5

The M7 is the primary route by which the major cities Cork, Limerick, Waterford and Kilkenny access the capital



TYPICAL FLOOR



FOR IDENTIFICATION PURPOSES ONLY

SCHEDULE OF ACCOMMODATION (GIA)

Floor	Sq.m.	Sq.ft.
Ground Floor	1,282	13,800
1st Floor	1,275	13,723
2nd Floor	1,275	13,723
Total	3,832	41,246



BE PART OF THE FUTURE





MILLENNIUM P A R K

RENT

On application.

VIEWINGS

Highly recommended.

LEASE

Available on flexible lease terms.

BER RATING

BER Number: 800159857



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