



BIRCH HOUSE

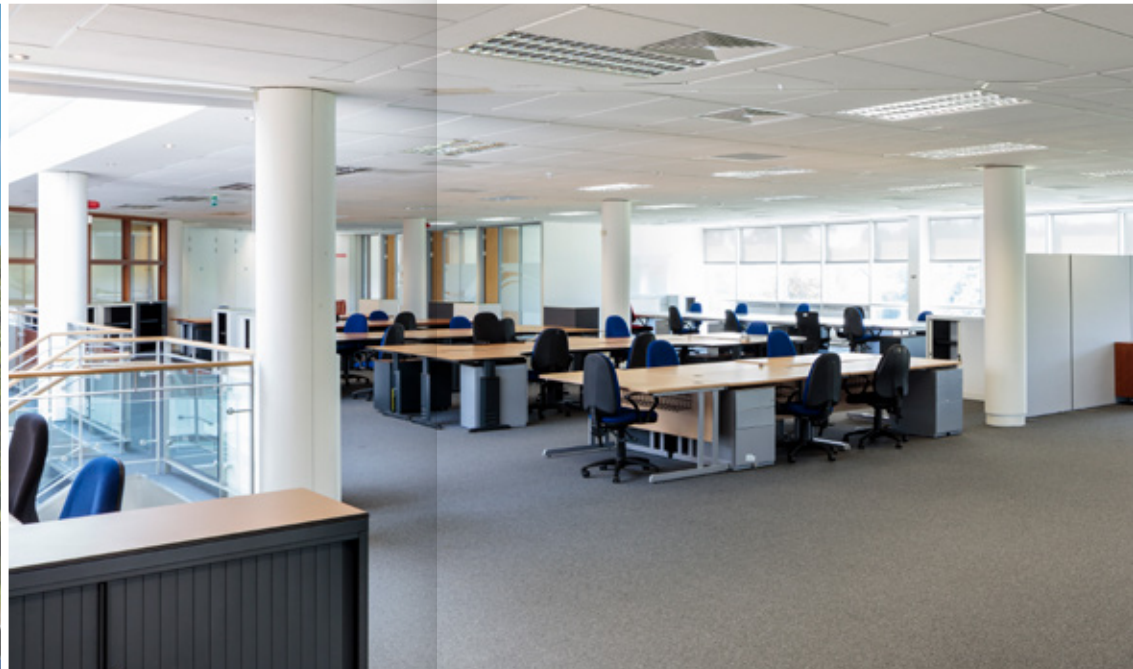


MILLENNIUM
PARK

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

NAAS



ADAMSTOWN



DUBLIN

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



N A A S

NEWBRIDGE NEWBRIDGE

M7

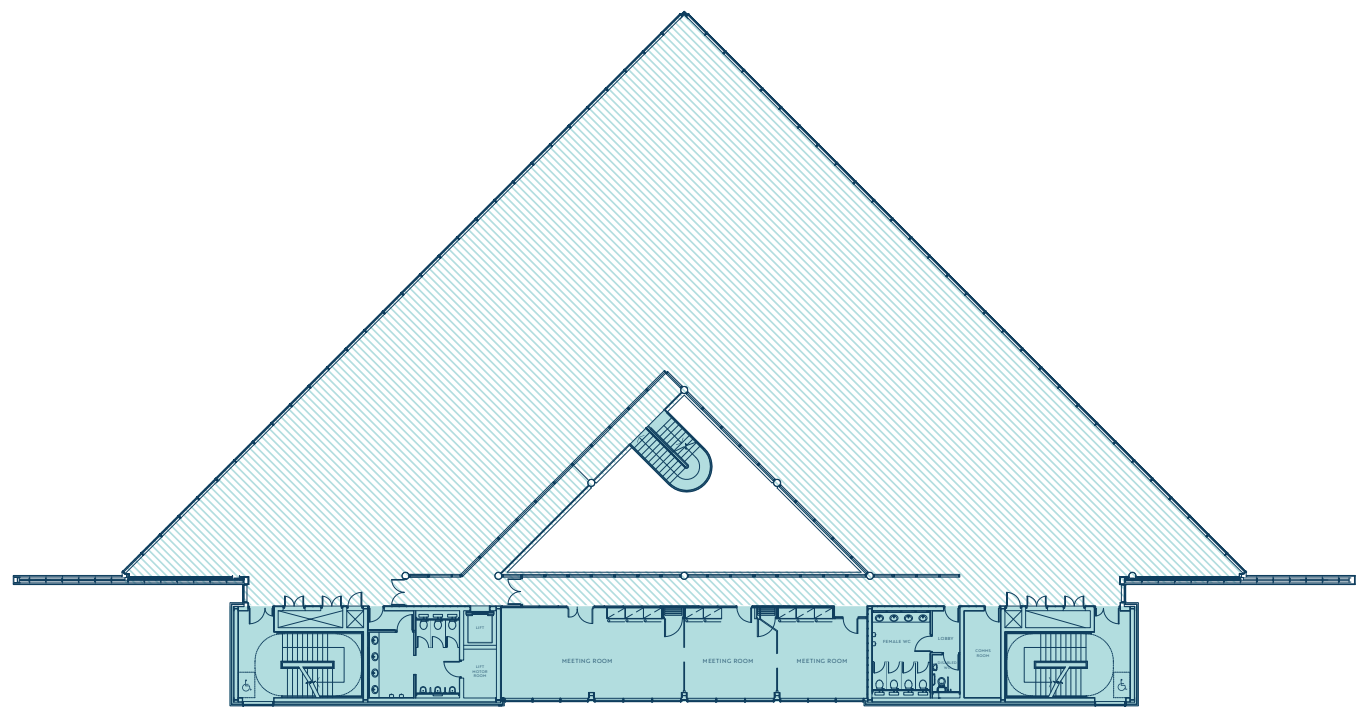
KILDARE

BLESSINGTON

WICKLOW MOUNTAINS
NATIONAL PARK

WICKLOW

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



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’.



CONTACT

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RENT
On application.
LEASE
Available on flexible lease terms.

VIEWINGS
Highly recommended.
BER RATING
BER Number: 800159857
BER D2

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