



MILLENNIUM  
P A R K

NAAS, CO.KILDARE



# A NATURAL ENVIRONMENT TO GROW & PROSPER

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**Ireland's accessibility,  
highly educated population,  
positive tax environment  
and membership of the EU  
make it one of the world's  
most attractive places to  
do business.**

Among many other advantages, the accessibility, affordability and the quality of life that Millennium Park offers businesses and their staff make it a uniquely compelling option.

Already, high profile national and international companies including Kerry Group, State Street and Allied Irish Bank benefit from all that Millennium Park offers. As a visionary masterplan is turned into reality over the next decade, they will be joined by many others.



**National and international access is assured**

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

**DUBLIN BY TRAIN: 30 MINUTES**



# NAAS

For Real Quality of Life



SWANS ON THE GREEN, NAAS



GRAND CANAL, SALLINS



Besides the wonderful welcoming community spirit, Naas offers employers a deep talent pool. Employees can take advantage of affordable housing, accessible schools, shorter commute times and high-quality leisure options. In short, Naas is a place where the phrase 'quality of life' is a statement of fact, not an empty aspiration.

# DEEP TALENT POOL

Kildare offers employers an experienced, educated and skilled population. Crucially, the county has more people in the vital 30-50 age bracket than the national average.

Kildare residents  
educated to third  
level standard

39.2%\*

National population  
educated to third  
level standard

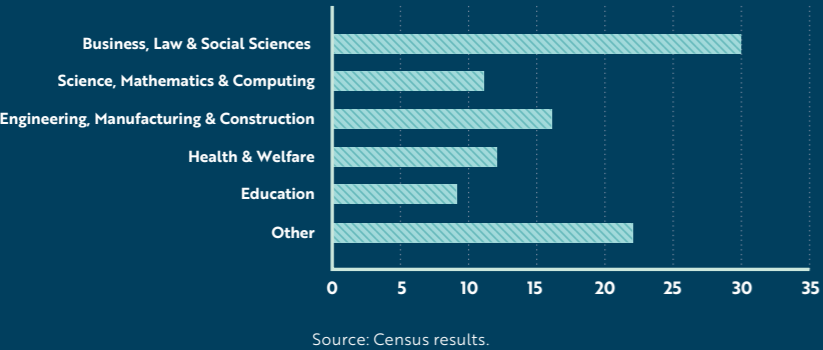
37%\*\*

Over  
**47%**  
work in managerial,  
technical or  
professional roles

\* Source: Census results / Kildare Area Profile. \*\* Source: CSO Census summary.

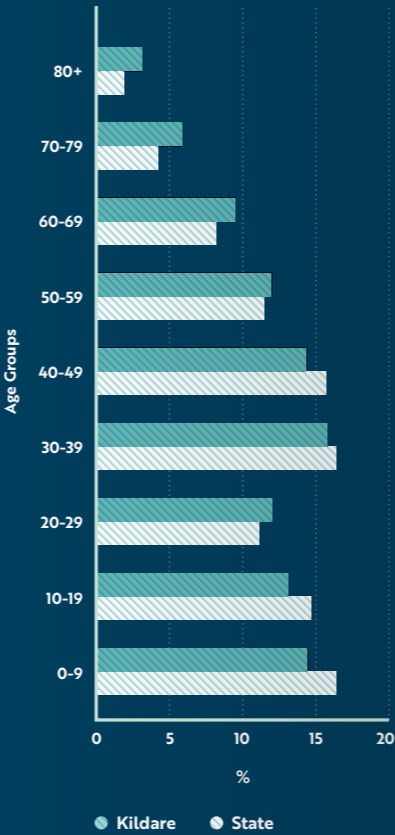
## Skill Base

Kildare Residents with 3rd Level Education have studied the following:



Beyond Kildare, Naas can also draw on a huge pool of talent in south Dublin who can easily reach Kildare via the N7

## Age Demographic

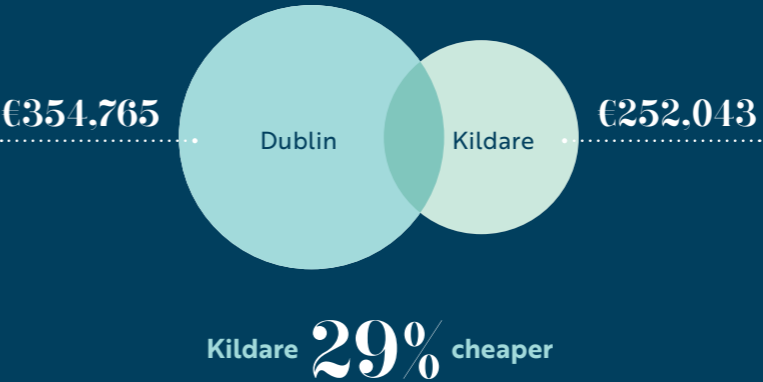




# MORE AFFORDABLE HOUSING

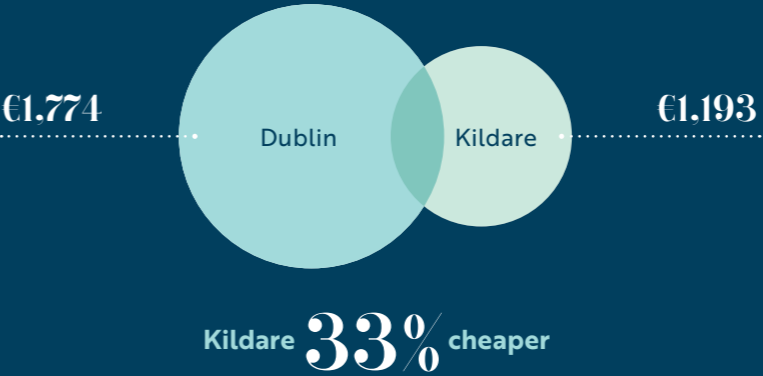
When average house and rental prices are compared to Dublin, housing in Naas and Kildare is clearly far more affordable. A mix of housing is planned for Millennium Park which will, in time, enjoy direct pedestrian access to Naas town centre.

## Average House Prices



€  
**€252,043**  
Kildare average house prices

## Average Rents



€  
**€1,193**  
Kildare average monthly rent

🏠  
**2,214**  
Housing units under construction in Naas

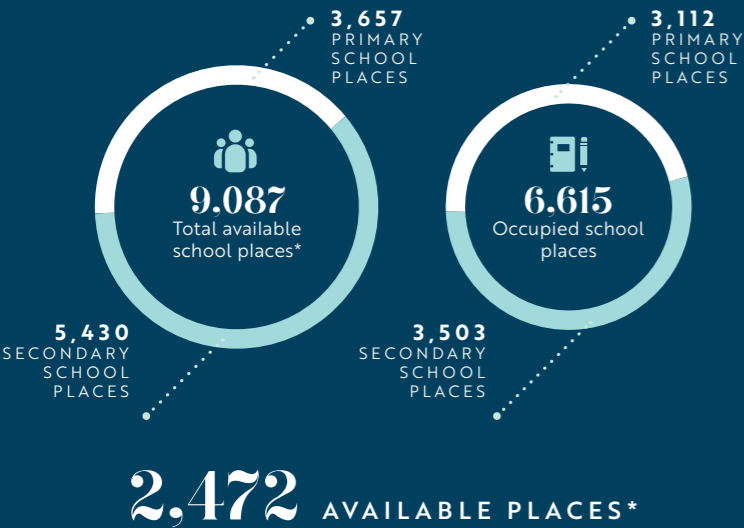
🔑  
**400**  
Houses planned for Millennium Park

Sources: Daft Rental Price Report and House Price Report.

# HIGH AVAILABILITY OF SCHOOL PLACES

Naas is in the fortunate position of having an oversupply of school places for both primary and secondary pupils.

## Primary & Secondary School Places



\* Estimate of places available after completion of Naas Community College and the new school in Millennium Park, which is currently at planning stage.

## Naas Community College

**10,000m<sup>2</sup>**  
three storey building

Capacity for  
**1,000**  
students

**€12m**  
will be invested in  
the new school

**2019**  
estimated  
completion date

## Educational Options

Naas Community College is a coeducational, multi-denominational post primary school operated by Kildare Wicklow Educational Training Board. The college welcomed its first students in August 2015 and has steadily increased its student population since. Currently located at Craddockstown Road, its new €12m, 10,000m<sup>2</sup> building will open in Millennium Park in 2019 with capacity for 1000 students.

An excellent range of third level institutions are available within an easy commute of Naas. Trinity College Dublin is currently ranked in 88th in the world university rankings. And other high quality institutions that are easily accessible include Maynooth University, University College Dublin, Dublin City University, Institute of Technology Carlow and Dublin Institute of Technology.



Millennium Park's  
beautiful rural setting  
offers many opportunities  
**to walk and unwind in  
natural surroundings.**

One of the most distinctive inhabitants of the beautiful Grand Canal  
which runs alongside Millennium Park, the kingfisher was recently chosen  
as Millennium Park's new emblem.



## AMENITIES



KAVANAGH'S



PS COFFEE ROASTERS



THE MOAT THEATRE



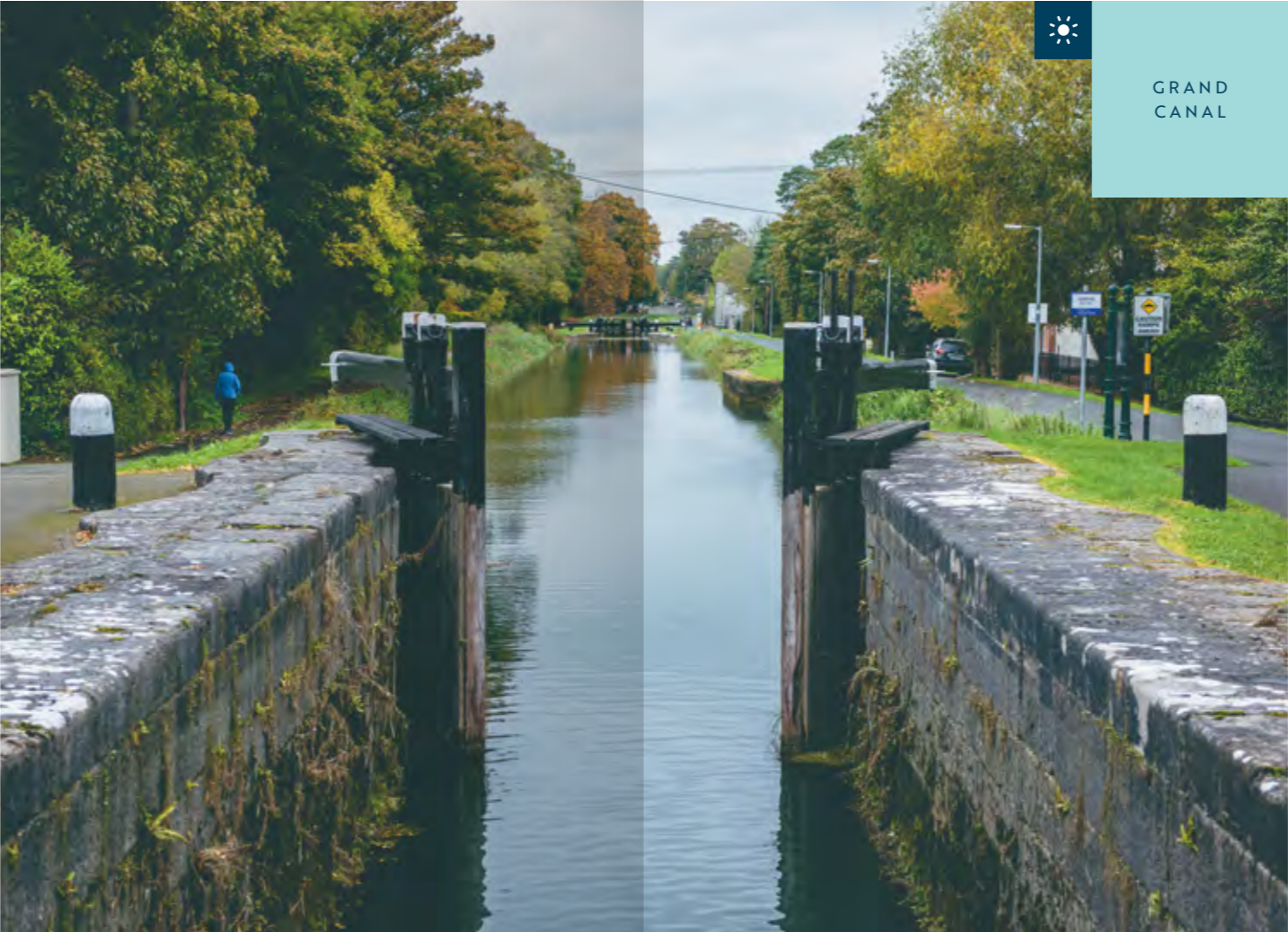
THE CANDIED WALNUT

No matter how you enjoy spending your free time, Naas and Kildare offer countless distractions.

PUNCESTOWN  
RACECOURSE



GRAND  
CANAL



A wonderful choice of leisure amenities are within easy reach of Millennium Park.

Naas, The Curragh and Puncestown racecourses offer the thrill of top-quality racing; golf enthusiasts can take on the challenge of world-class golf courses. Along with miles of unspoilt canal and riverside walks people have choice in abundance to choose a pace of life which suits them.

NAAS  
10K RUN



NAAS  
HARBOUR



NAAS GOLF  
CLUB



CURRAGH  
RACECOURSE



THE FIVE ROOMS



MAYNOOTH UNIVERSITY

Whether you're looking for quaint local pubs, luxury hotels, leading second and third level education facilities or simply some time out in the beautiful environs of Naas, Millennium Park has it all on its doorstep.

ORNAMENTAL GARDENS



VDA COFFEE

KILLASHEE HOTEL, SPA & LEISURE



# MILLENNIUM PARK

Getting the balance right

24

25

Millennium Park balances business priorities with the very human expectations of staff. High quality architecture and beautiful natural surroundings are the everyday reality for anyone living and working in Millennium Park.

Tenants & Owner Occupiers

- 1

**HAWTHORN HOUSE**  
Kerry Group
- 2

**CHESTNUT HOUSE**  
State Street  
Oilfield Solutions
- 3

**ASH HOUSE**  
GEA Process Technology
- 4

**BEECH HOUSE**  
Show Jumping Ireland  
Horse Sport Ireland  
PHECC
- 5

**HAZEL HOUSE**  
SGS  
Rentokil Initial  
AIB - Allied Irish Banks
- 6

**WILLOW HOUSE**  
Naas MPA  
SGS  
IAASA - Irish Auditing and Accounting Supervisory Authority
- 7

**SYCAMORE HOUSE**  
Physiotherapy Works  
Dooley Insurances  
The Periodontal Suite  
Linn Dara Mid Kildare CAMHS  
Irish Institute of Training & Development  
Phoenix Medical Centre  
IWEA - Irish Wind Energy Association  
Novi - Technology for Business  
Prosperous Financial Planning  
Motivation Weight Management
- 8

**ELM HOUSE**  
Wealth Options Trustees  
VEI - Voice Engineering Ireland  
Tynan Dillon Accountants  
The Centre for Physical Therapy  
McLoughlin Architecture  
Kennedy Security and Consultancy  
National Driving Licence Service  
Donnachadh O'Brien Consulting Engineers  
Arpin International Movers of Ireland  
Marketing Incentives  
Kilcar Properties
- 9

**OAK HOUSE**  
HSE
- 10

**BIRCH HOUSE**  
Kerry Group
- 11

**COCOON CHILDCARE**
- 12

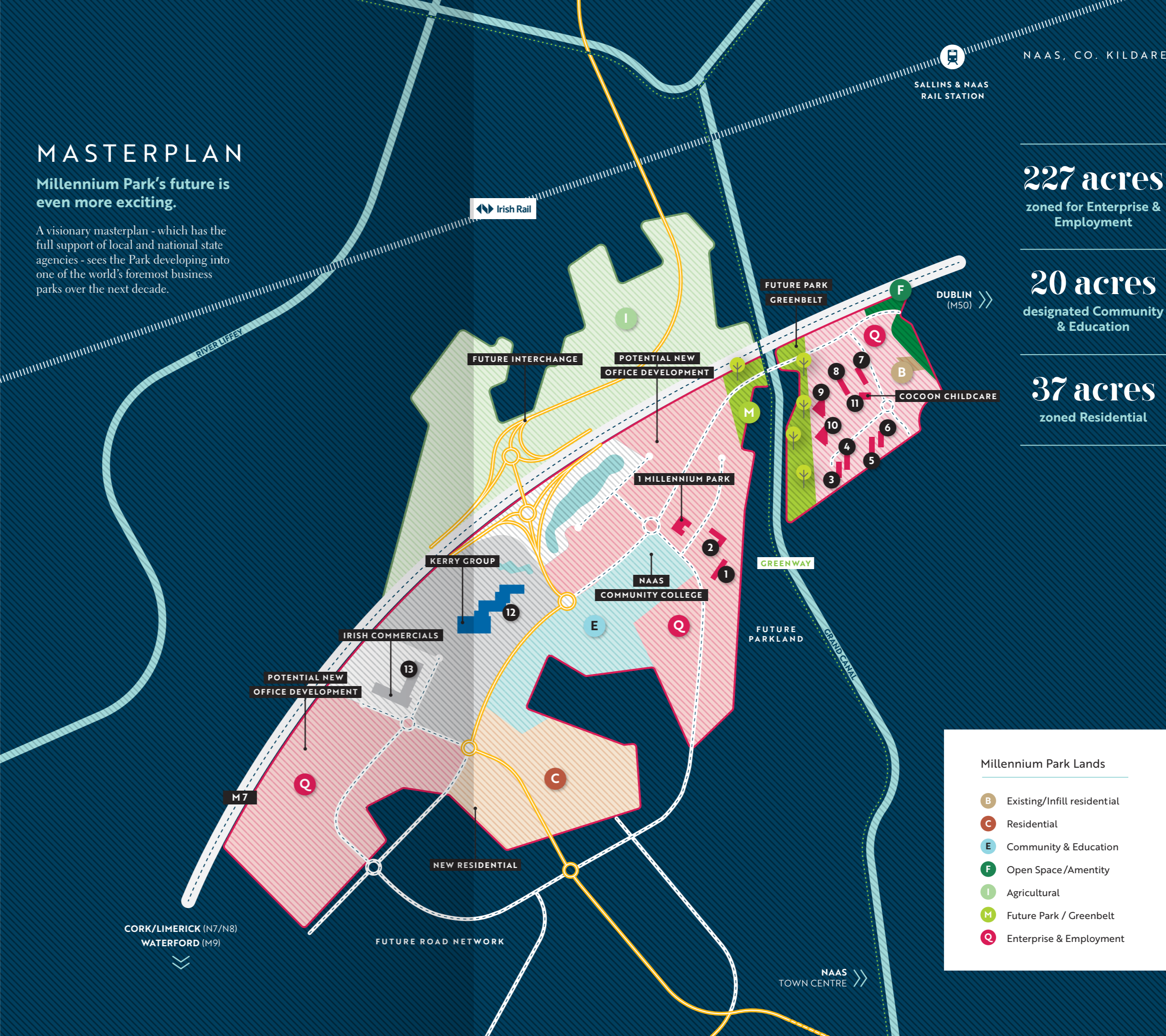
**KERRY GROUP**
- 13

**IRISH COMMERCIAL**

MASTERPLAN

Millennium Park's future is even more exciting.

A visionary masterplan - which has the full support of local and national state agencies - sees the Park developing into one of the world's foremost business parks over the next decade.



# A FUTURE WITH ACCESSIBILITY



Thanks to the new M7/N7 interchange,  
Galway, Cork, Limerick, Belfast and  
other significant locations are just a  
few hours by road.

## DIRECT ACCESS

Park accessibility is being transformed by the construction of a new interchange from the adjacent M7, due to be completed in 2019.

Not only will this feed traffic easily in and out of the Park but a planned new route will open a direct link into the heart of Naas town centre. It is proposed that the new Millennium Park interchange will also create easier access to the town centre via public transport from Sallins rail station.

### Direct Access

to national motorway network through M7

### €110m

being invested in the interchange and M7 widening

### April 2019

Expected completion date of interchange

Part of a wider M7 enhancement project by National Roads Authority which includes:

Widening of the M7 motorway to 3 lanes in both directions and the Sallins bypass



# QUALITY OF OCCUPIERS

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’.



KERRY GROUP GLOBAL INNOVATION & TECHNOLOGY FACILITY



# CONNECTIVITY & TELECOMS

Millennium Park recognises that telecommunication services are a critical component of the infrastructure requirements of any business.

## National & International Services Naas







## Global Connectivity Naas





The Park can offer companies state-of-the-art communication services, ensuring both high speed and resilient connectivity.

Our telecommunications strategy is an integral part of the overall vision for the Park and is based on best industry practice with respect to network design, construction and maintenance.

Millennium Park offers a resilient fibre network with

14 way ducting  
on both sides of our road infrastructure

# THE DEVELOPERS

## Tetrarch Capital

Tetrarch Capital is an Irish owned, Dublin based real estate investment and development platform and is particularly active in the office, multifamily/residential, hospitality and leisure sectors. The total value of Tetrarch’s assets under management exceeds €600m.



TETRARCH  
CAPITAL

DEVELOPER'S  
EXPERIENCE

Millennium Park: 10 office buildings completed on development lands extending to a total site area of approximately 136 hectares (400 acres)

## OTHER DEVELOPMENTS



#### Townsend Street, Dublin 2

Tetrarch has received planning permission from Dublin City Council for a substantial mixed use project of c. 220,000 sq ft in the heart of the city centre. Tetrarch expects to commence works on site by mid 2018.



#### Tyrone Court, Inchicore, Dublin 8

Tetrarch completed and fitted out 128 apartments in 2014 / 2015. 36 of the units were sold to Dublin City Council in 2015 and the balance were sold to I-RES Reit as a multi-family investment in 2015.



#### Westpark Apartments, Citywest, Dublin 24

Tetrarch is undertaking a major redevelopment and refurbishment of 84 units, which are being repurposed from short-term aparthotel stock to traditional apartments.



#### Oldtown Demesne, Naas, Co. Kildare

Management at Tetrarch Homes developed 254 homes in Oldtown Demesne and oversaw the development of a further 110 homes at Landen Park. This residential property was fully completed in 2017.



#### Marker Hotel Residences, Grand Canal Docks, Dublin 2

Tetrarch completed and fitted out a 5 star 187 bedroom hotel and 84 apartments in 2012 / 2013. The Residences were sold to I-RES Reit as a multi-family investment in 2014.



#### Mount Juliet Estate, Kilkenny

Tetrarch recently completed the development a new 93 bedroom hotel at Mount Juliet. Tetrarch also undertook the development of a new clubhouse and the refurbishment of the Estate's stunning Manor House in 2015 / 2016.

# CONTACTS

## Sole Agent

**CBRE**

[www.cbre.ie](http://www.cbre.ie)

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CBRE Dublin

## Viewings

All viewings are strictly by appointment through the sole selling agent.

## Further Information

More information can be found at [www.millenniumpark.ie](http://www.millenniumpark.ie)

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