

To Let

9

STADIUM
BUSINESS
PARK

Extensively Refurbished Light
Industrial / Warehouse & Office Facility

BER A TARGETED

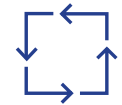
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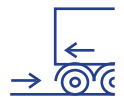
PROPERTY SNAPSHOT



Dual Use, Light Industrial
/ Warehouse & Office
Facility.



39,132 sq ft.



Dock Levellers & Level
Access Loading.



6 HGV parking spaces.



Very generous car parking
with 70 spaces, including
2 EV spaces and 4 DAC
spaces.



2 EV Car Spaces.



Secure service yard
32 m / 105 ft deep.



Actively managed and
landscaped development.



Prestigious, detached HQ
facility on a self-contained site.

LOCATION



Situated within Stadium Business Park, which is an attractively landscaped and actively managed development with a very modest service charge.



Convenient to all arterial routes, the Port Tunnel, Dublin International Airport and within the Dublin Enterprise Zone.



6.8 km from the N2 / M50 Motorway Interchange (Junction 5) and 5 km from the N3 / M50 Motorway Interchange (Junction 6).



The N2 / N3 link road is convenient to the Park. This starts at Tyrrelstown and links to the N2 at the Cherryhound Interchange. This greatly enhances access to the area.

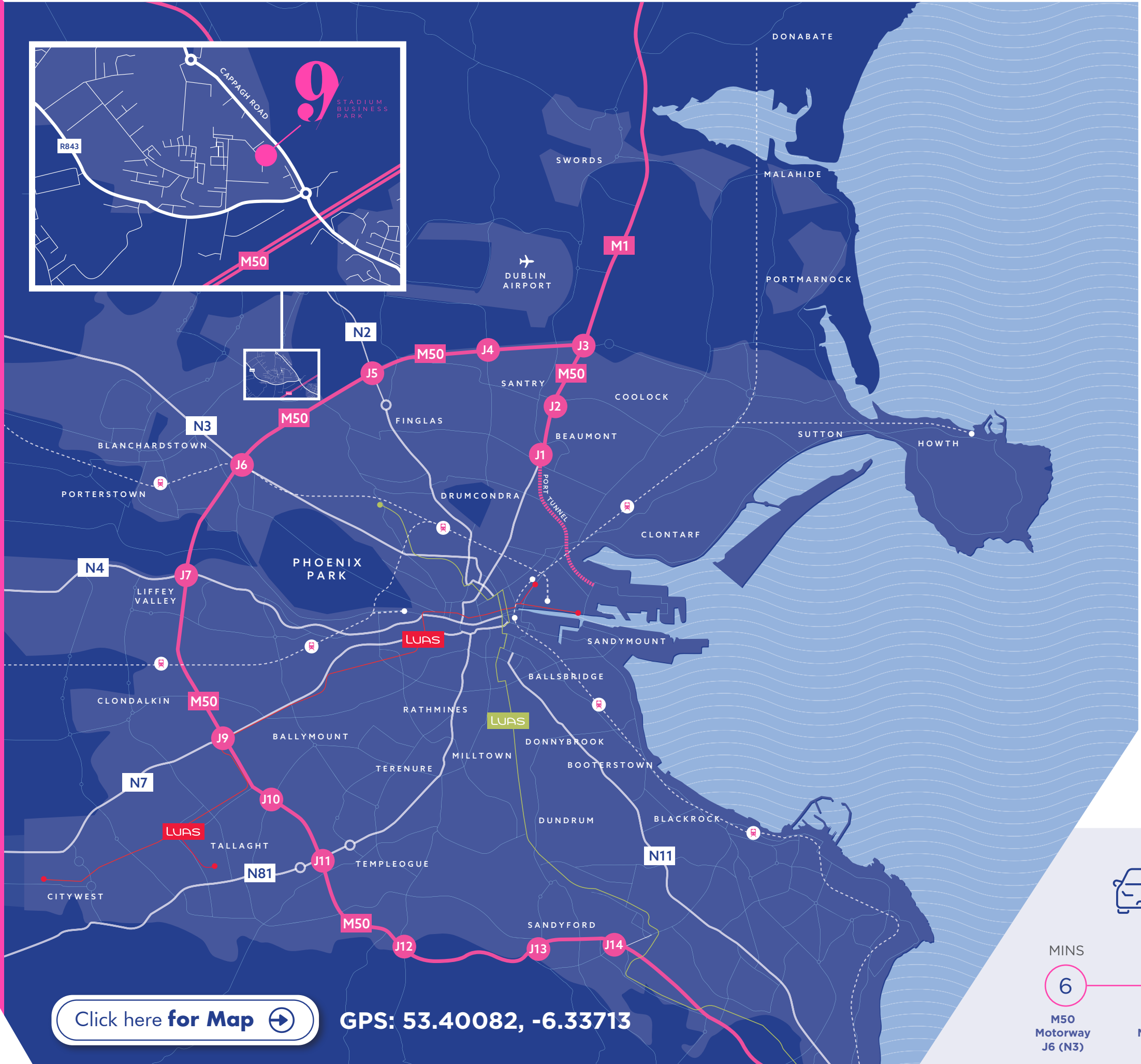


Blanchardstown Town Centre and Blanchardstown Village are within a 5 minute drive.



DRIVE TIMES

Source: Google Maps without traffic





SCHEDULE OF ACCOMMODATION

Measurement Application – Gross External

Description	Area (Sq M)	Area (Sq Ft)
Light Industrial / Warehouse	3,134	33,738
2 Storey Offices & Staff Facilities	501	5,394
Total	3,635	39,132

Metric areas above are rounded.



PROPERTY DESCRIPTION

Light Industrial / Warehouse Space

- > Substantially refurbished following Landlord's programme of works.
- > Loading via 3 No. dock levellers and 1 No. level access door. A 4th dock leveller can be installed at an additional cost, if required.
- > Clear internal height of 9 m / 30 ft.
- > Insulated panel roof incorporating 10% translucent roof lights and AOV's.
- > New high output LED light fittings.

Offices & Staff Facilities

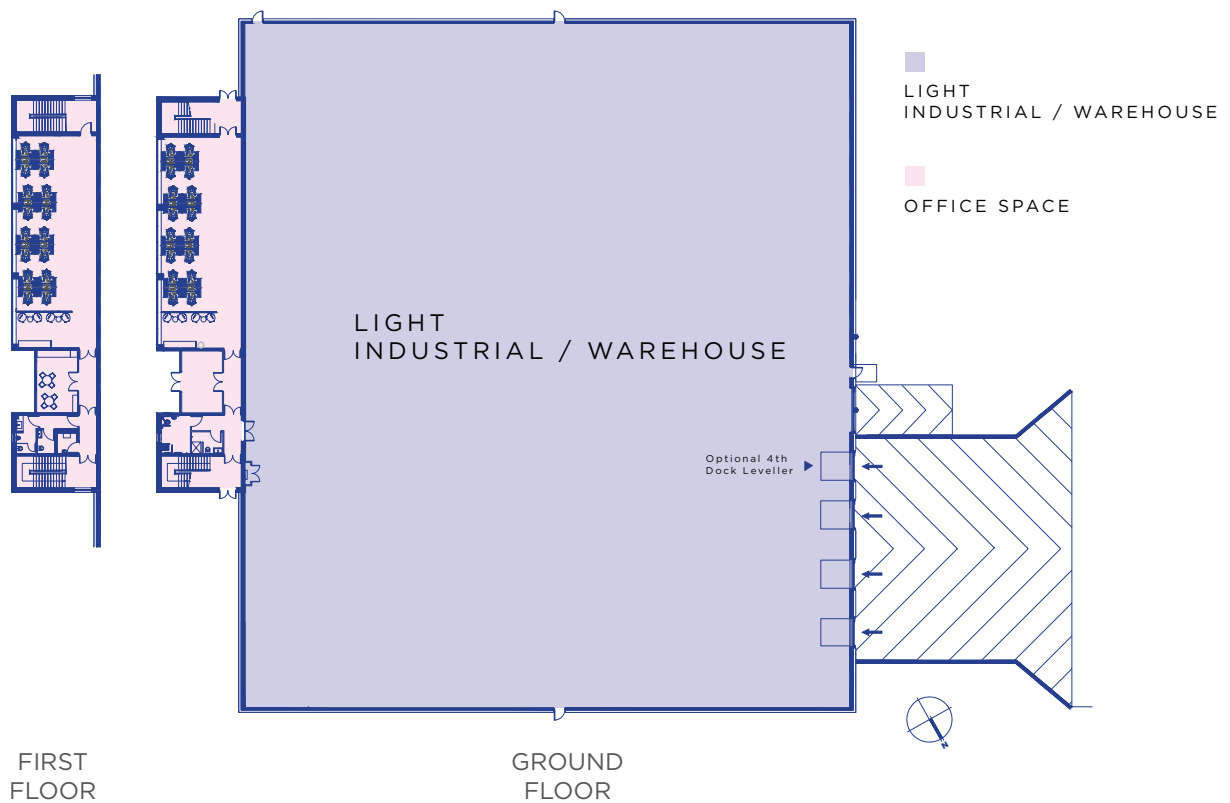
- > Fully redecorated office accommodation & staff facilities.
- > LED lighting with PIR sensors throughout.
- > VRF air conditioning system.
- > Open plan configuration, to include new canteen facilities and breakout area.
- > End trip amenities including shower and changing area.

SITE AREA

Approximately 2.22 Acres (0.9 Ha.)
Intending tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.



SITE PLAN



NOTE: Optional 4th dock leveller can be installed.

Rent

On application.

Lease

New full repairing & insuring lease, with terms available on application.

BER

BER A Targeted

Landlord

Proudly refurbished and managed by M7 Real Estate



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DISCLAIMER

Particulars are set out as a general outline for potential tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or representations of fact and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY or Jones Lang LaSalle Ltd has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending tenant or third party arising out of information contained on these web pages, brochures or given verbally. Annual rent is quoted exclusive of VAT and any other applicable taxes that the tenant will be liable for, and the tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.