



Unit 279 Block F Blanchardstown Corporate Park 2, Dublin 15, D15 KHP8

TO LET

BER C



275 sq m



6.5 m Clear Internal
Height



1 No. Level
Access Door

Refurbished, Light Industrial / Warehouse and Office
in One of Ireland's Leading Commercial Hubs



LOCATION HIGHLIGHTS

- Blanchardstown Corporate Park is Ireland's premier business park and has attracted over 150 companies from Ireland, UK, Central Europe and North America.
- Companies are attracted by the state of the art buildings, the secure and highly landscaped environment, ease of access, just 15 minutes to Dublin Airport and the Port Tunnel.
- The Park is strategically located between the M2 and M3 motorways, allowing ease of access to either, and onto the M50.
- Located within the Dublin Enterprise Zoned and the fastest growing region of Ireland, the area is host to an ever expanding range of nearby amenities and facilities.
- The Corporate Park operates a private bus service to the city centre, Blanchardstown Town Centre and a railway feeder bus service in the morning, lunchtime and evening as an alternative transport option for staff.

PROPERTY FEATURES

Light Industrial / Warehouse

- 6.5 m clear internal height.
- Twin skin, insulated metal deck roof incorporating approximately 10% translucent panels.
- Full height painted concrete walls.
- 1 No. automated level access loading door measuring 2.94 m high & 4.43 m wide.
- Sealed reinforced concrete floor.

PROPERTY FEATURES CONTINUED

Office & Staff Facilities

- Two storey offices and staff facilities located at the front of the property.
- Kitchenette and WCs with shower in situ.
- Finishes include perimeter trunking, newly carpeted floors and suspended ceilings incorporating recessed LED light fittings.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intended tenants must undertake their own investigation into the working order of these items.

General

- Modern, light industrial / warehouse & office facility.
- Gas connection.
- 3 phase power supply.
- 8 No. dedicated car parking spaces to the front of the unit.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Light Industrial / Warehouse	176
Two Storey Offices & Staff Facilities	99
TOTAL	275

Intending tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

BER

BER: C
BER No. 801167511
Annual Primary Energy: 408.29 kWh/(m².y)

ANNUAL RENT

On Application

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES

MINS

N3 / Navan Road	6
Dublin International Airport	16
M50 Motorway (Junction 6)	12
M1 / M50 Interchange	14
Dublin Port Tunnel	18
Dublin City Centre	20

(Source: Google Maps without traffic)



GPS: 53.412885, -6.360331



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DISCLAIMER

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