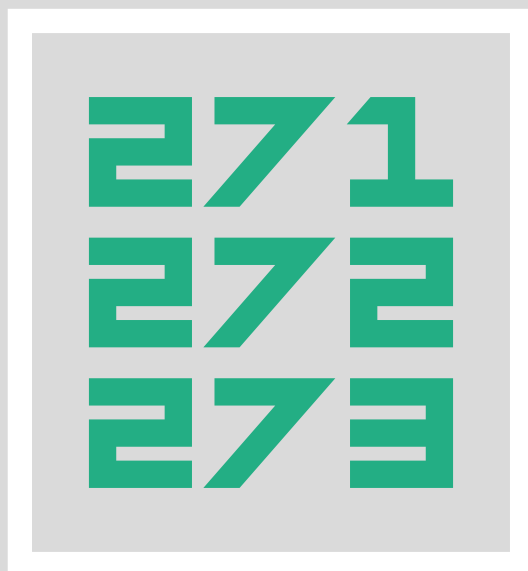


**BLANCHARDSTOWN
CORPORATE
PARK**



U N I T S



T O L E T



Easy access to M2, M3 & M50



15 minutes to Dublin Airport



15 minutes to Port Tunnel



Located within north west Dublin's highest quality business park



1.4 million people within 30 minutes drive of Blanchardstown Corporate Park

**PREMIUM QUALITY
NEW BUILDINGS
WITH EXCELLENT
SUSTAINABILITY
FEATURES**





BLANCHARDSTOWN CORPORATE PARK



UNITS 271, 272 & 273



A PROVEN
WORLD CLASS
LOCATION

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 and the presence of on-site staff amenities.





LOCATION



Access to public transport at Blanchardstown Corporate Park is excellent, with the 40D bus route serving the Park and several other routes linking with the Corporate Park and Blanchardstown Town Centre.



Private bus

Blanchardstown 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.



Dublin Bus

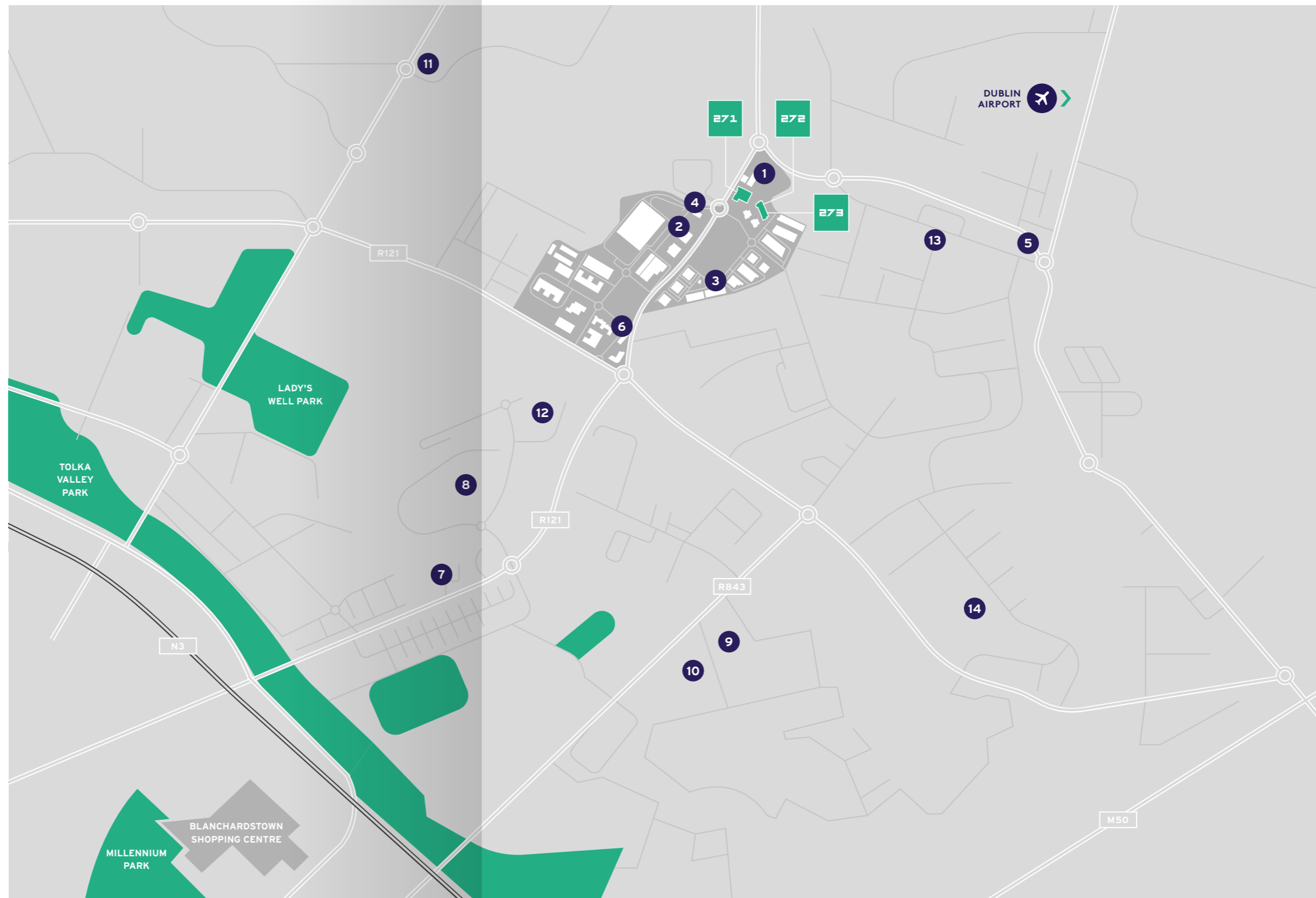
The 40D bus runs from Parnell Street to Tyrellstown from 06:25 to 23:05 weekdays, leaving every 20 minutes on average with a journey time of 45 minutes. The bus runs from Tyrellstown to Parnell Street from 06:45 to 23:00 weekdays, leaving every 20 minutes on average with a journey time of 45 minutes. 38, 38A and 38B provide city centre service. 220 provide a local route to Santry and DCU. 236 is a service to Blanchardstown Shopping Centre.



EASY LOCAL ACCESS TO NEARBY AMENITIES

Blanchardstown Corporate Park is strategically located between the M2 & 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.

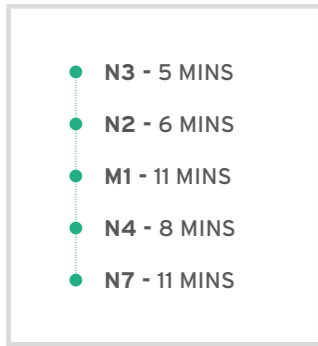


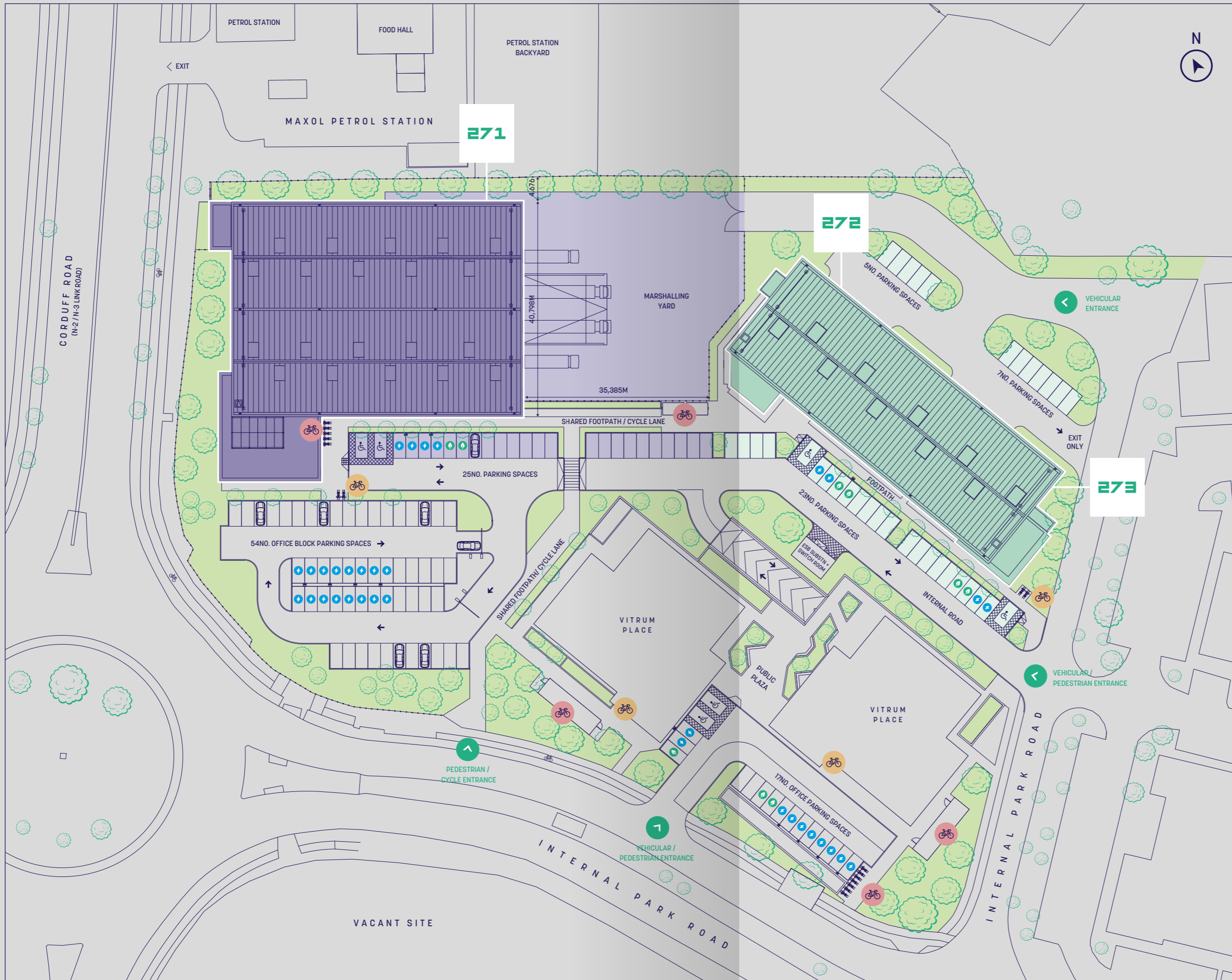
AMENITIES





- | | |
|---|--|
| <p>1. Maxol</p> <ul style="list-style-type: none"> - Bagel Factory - O'Briens Sandwiches - Insomnia Coffee - Burger King | <p>2. Fuse Gym & Orani Café</p> <p>3. Café Park</p> <p>4. Texaco and Centra</p> <p>5. Café Java</p> <p>6. Giraffe Childcare</p> |
|---|--|

BUSINESS PARKS

- | | |
|--|--|
| <p>7. School</p> <p>8. Technological University Dublin</p> <p>9. National Sports Campus</p> <p>10. National Aquatic Centre</p> | <p>11. Carlton Hotel</p> <p>12. College Business & Technology Park</p> <p>13. Northwest Business Park</p> <p>14. Rosemount Business Park</p> |
|--|--|





-  Electrical Vehicles Charging & Parking
-  Green Vehicle Parking
-  Long Term Bicycle Spaces
-  Short Term Bicycle Spaces

SITE PLAN



30,177 sq.ft (2,803.5 sq.m) G.E.A of Logistics

12m Clear Internal Height

2 Level Access Doors

2 Dock Levellers

25 Car Parking Spaces, including 4 EV Spaces

14 Bicycle Spaces

Yard of 35m to 42m / Public Art Installation

OFFICES
DESIGNED WITH
FLOOR-TO-CEILING
WINDOWS TO
MAXIMIZE
NATURAL LIGHT



UNITS 271, 272 & 273

14
15

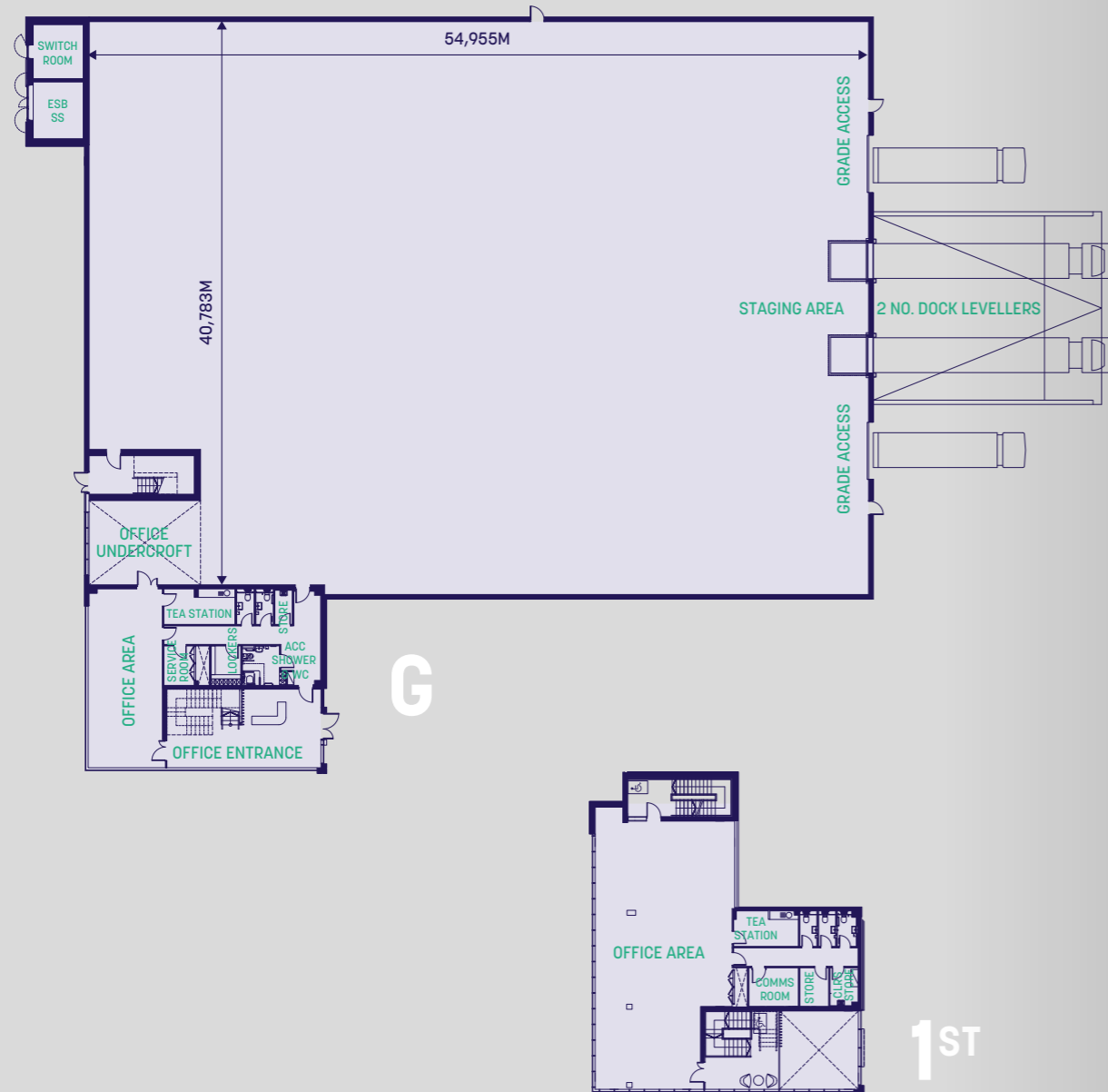




Unrivalled Profile onto the Corduff dual carriageway. Ease of access onto the M2 or M3 motorways allowing rapid connections for logistics to the Greater Dublin Area and beyond.



UNIT 271 FLOOR PLANS



Warehouse GEA* (Approx.)	Office GEA* (Approx.)	TOTAL
2,206.8 sq.m.	596.7 sq.m.	2,803.5 sq.m.
23,754 sq.ft.	6,423 sq.ft.	30,177 sq.ft.

* GEA - Gross External Areas measured along the outer line of the external wall



UNIT 271 | WAREHOUSE SPACE



UNIT 271 | INTERNAL OFFICE SPACE



DUBLIN'S
HIGHEST QUALITY
LIGHT INDUSTRIAL
UNITS

Floor-to-ceiling windows to maximize natural light

Each unit has 2 level access doors

9m Clear Internal Height

Unit 272 extends to approx. 8,548 sq.ft (794.1 sq.m) G.E.A

17 Car Parking Spaces, including 3 EV Spaces

10 Bicycle Spaces

Unit 273 extends to approx. 11,110 sq.ft (1,032.2 sq.m) G.E.A

18 Car Parking Spaces, including 3 EV Spaces

14 Bicycle Spaces

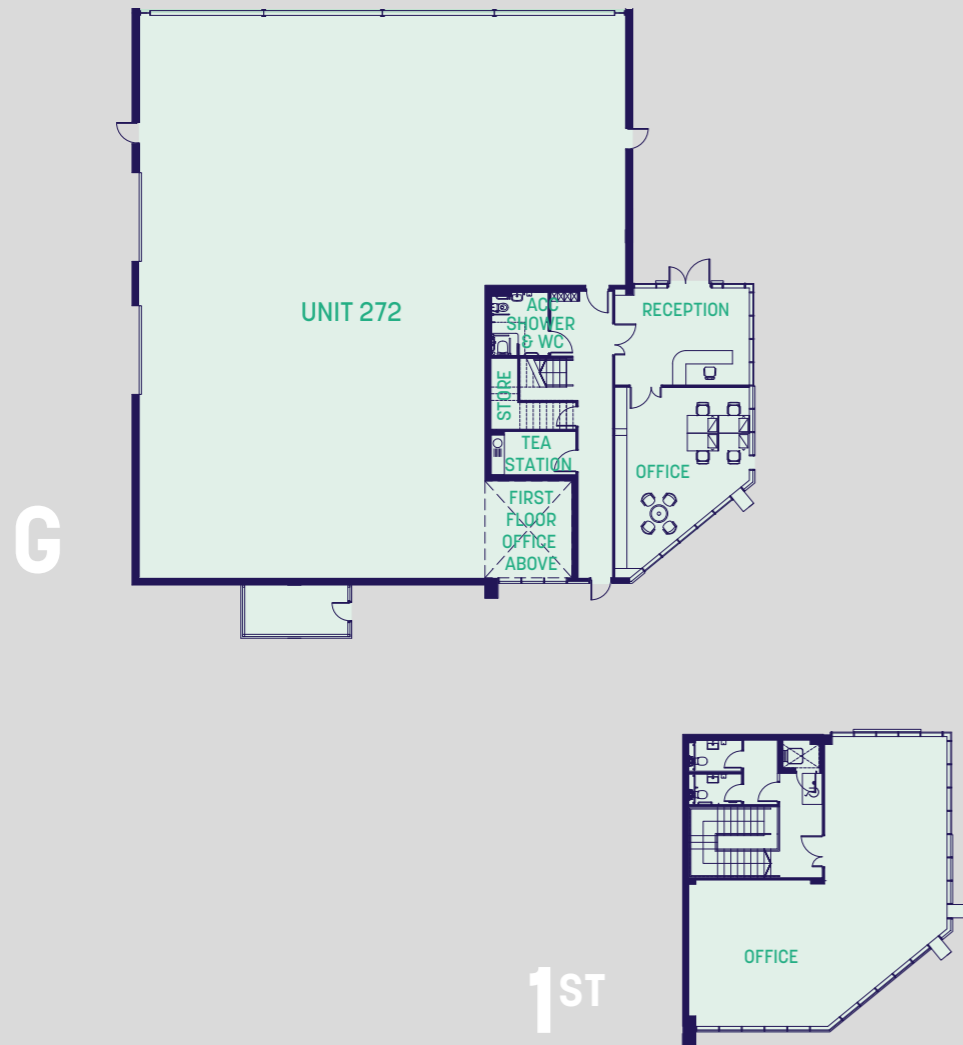




The T50 runs through the Park giving tenants a direct link into Dublin's dark fibre network. Numerous telecommunications providers offer choice and enhanced connectivity.



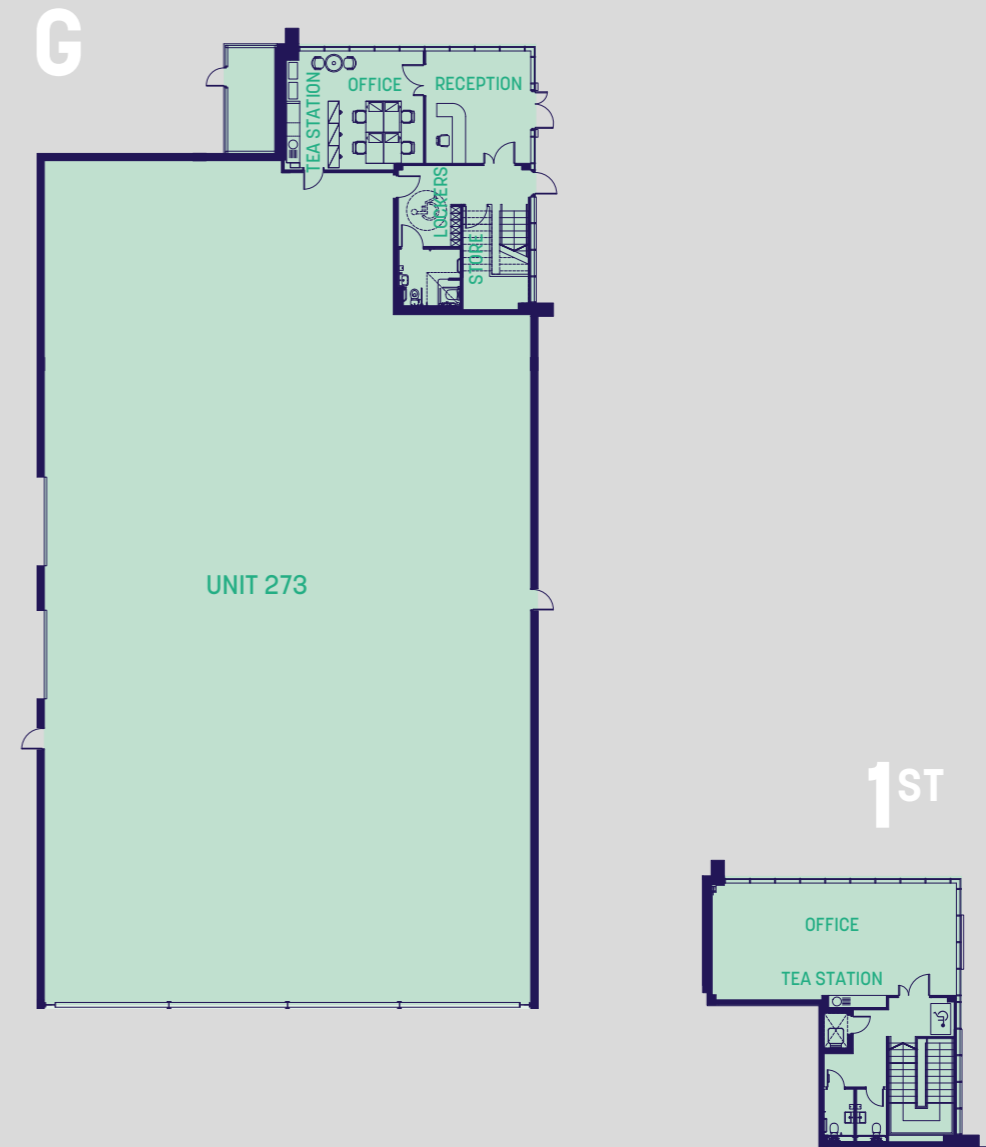
UNIT 272 FLOOR PLANS



Light Industrial Unit GEA* (Approx.)	Office GEA* (Approx.)	TOTAL
506.2 sq.m.	287.9 sq.m.	794.1 sq.m.
5,449 sq.ft.	3,099 sq.ft.	8,548 sq.ft.

* GEA - Gross External Areas measured along the outer line of the external wall

UNIT 273 FLOOR PLANS

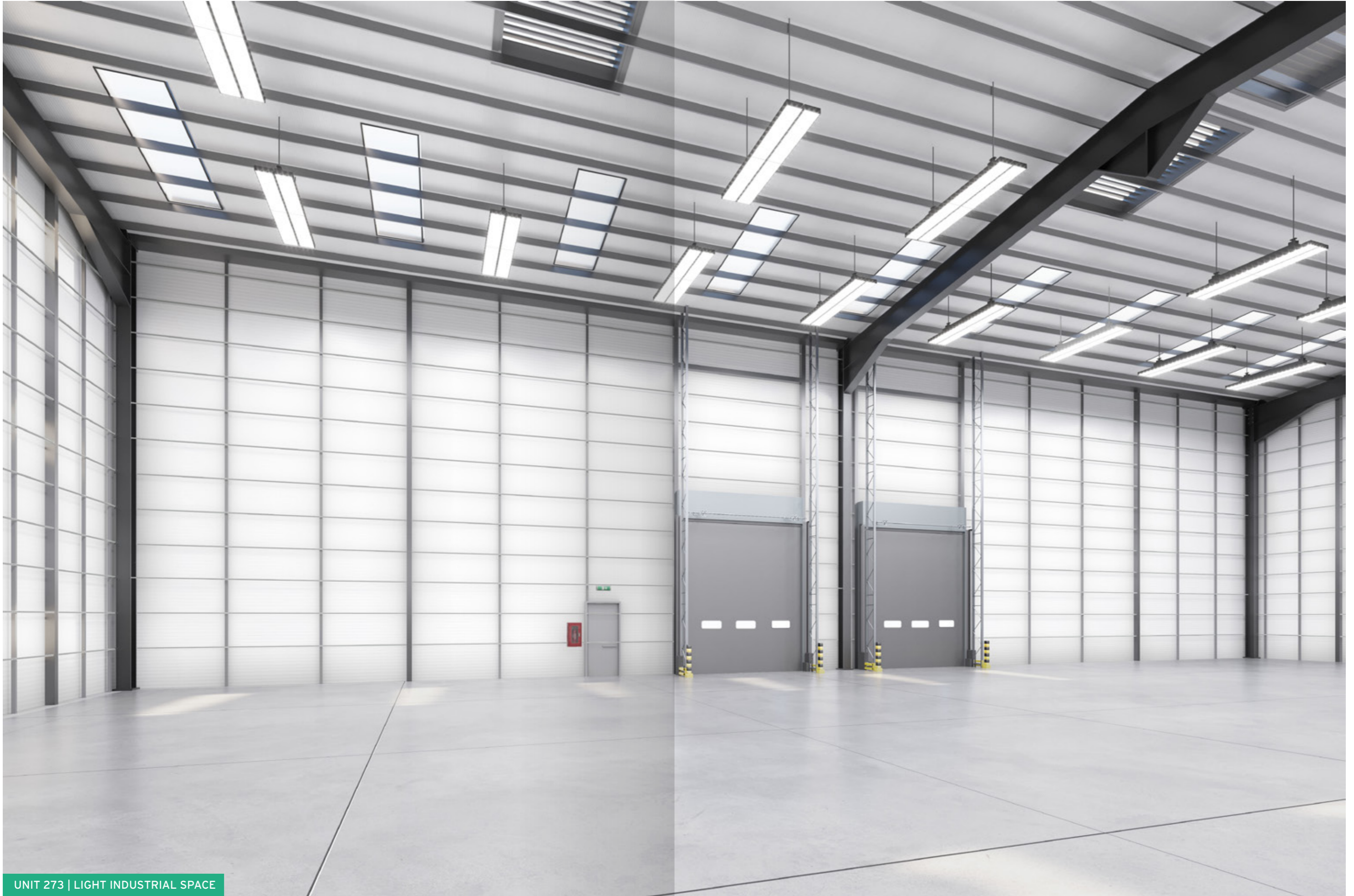


Light Industrial Unit GEA* (Approx.)	Office GEA* (Approx.)	TOTAL
810.8 sq.m.	221.4 sq.m.	1,032.2 sq.m.
8,727 sq.ft.	2,383 sq.ft.	11,110 sq.ft.

* GEA - Gross External Areas measured along the outer line of the external wall



UNIT 273 | INTERNAL OFFICE SPACE



UNIT 273 | LIGHT INDUSTRIAL SPACE



JOINT AGENTS

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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 CBRE Advisory (Irl) Limited 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 rents are 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.



UNIT 272 | INTERNAL OFFICE SPACE



UNIT 272 | LIGHT INDUSTRIAL SPACE

PROFESSIONAL TEAM

Developers	Channor Real Estate Group
Architects	TOT Architects
Structural & Civil Engineers	Doherty Finegan Kelly
M&E Consultants	Malone Group
Quantity Surveyors	KSN
Sustainability	Meehan Green
Fire & DAC	ORS
Planning	Tom Philips + Associates
Legal	AMOSS



**CREATING GREAT PLACES TO LIVE
AND WORK IS OUR PASSION**



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