

# To Let

Lyncon Court,  
Blanchardstown Business & Technology Park  
Snugborough Road, Dublin 15



Excellent Value Corporate Office Space in a Secure and  
Tranquil Setting

- Three Refurbished Office Suites Available - Sizes from 722 sq. m. - 3,197 sq. m.
- Low Rent, Low Rates, Low Service Charge
- Free Car Parking
- No IDA User Restriction

# Lyncon Court, Blanchardstown Business & Technology Park

Snugborough Road, Dublin 15

## LOCATION

- Located on the western side of Snugborough Road, approximately 1.7 km from the N3 (Navan Road) and 12 km northwest of Dublin City Centre.
- 3.2 km from the M50 Motorway providing ease of access to all arterial routes.
- The Park is serviced by the 38B & 38C Dublin Bus Routes and a private bus service.
- The nearby Blanchardstown Shopping Centre provides a host of shopping, leisure and restaurant facilities.
- The area is home to a host of household names, including Ebay, Rank Xerox, 3Com Ireland, Bristol-Myers Squibb and many others.

## DESCRIPTION

- Situated in a tranquil, landscaped setting.
- All offices have been refurbished to include new suspended ceilings with recessed light fittings and full air conditioning.
- A generous car parking provision of 3 per 100 sq. m. is available and included in the rent 'FREE OF CHARGE'.
- Low Rates, Low Service Charge, Internal Repairing Leases Only.

## ACCOMMODATION

Measurement Application - Gross Internal

UNIT 1	Sq. M.
Ground Floor	696
First Floor	625
TOTAL	1,321
UNIT 2	Sq. M.
Ground Floor	744
TOTAL	744
UNIT 4	Sq. M.
First Floor	1,132
TOTAL	1,132
COMBINED TOTAL	3,197

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

## LEASE

Available on flexible lease terms on an internal repairing and insuring basis

## DISCLAIMER

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## ANNUAL RENT

€108 per sq. m. including parking (exclusive).



## LOCATION MAP



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