

To Let

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



Substantial Warehouse / Factory and Yards in a Secure Managed Estate

- 6,390 sq. m. with 41-44 Metre Deep Yards
- Freehold Title (No IDA User Restrictions)
- Clear Internal Height from 7 m. to 15.2 m.
- Includes 764 sq. m. Two Storey Offices and Staff Facilities
- Fenced and Gated Site in Managed, Secure & Landscaped Park

Blanchardstown Business & Technology Park

Lyncon Court, Snugborough Road, Dublin 15

LOCATION

- Blanchardstown Business & Technology Park is located on the western side of Snugborough Road, approx. 1.7 km from the N3 (Navan Road) and 12 km northwest of Dublin City Centre.
- Good access to the M50 Motorway (3.2 km) via both the N3 (Navan Road) and the N2 (North Road) linking with all the main arterial routes serving Dublin.
- The planned Corduff Road extension is to link to the N2 (North Road) at the Cherryhound Interchange with a further proposed link to Dublin Airport.
- The Park is serviced by a number of Dublin Bus Routes and private coach services.
- Nearby amenities include Blanchardstown Shopping Centre and the National Aquatic Centre.

DESCRIPTION

- Substantial warehouse / factory facility with 41-44 m. deep yards.
- The property has a freehold title and is not subject to IDA user restrictions.
- The site is fenced and gated and benefits from CCTV and floodlighting as well as a security hut at the entrance.
- The Park also has full time security at the entrance.
- The warehouse / factory is of steel frame construction with metal cladding to full height and a metal deck roof.
- The clear internal height ranges from 7 m. to 15.2 m.
- Loading access is via 2 grade level doors and 4 dock levellers that are recessed into the building behind roller shutter doors.
- The two storey offices and staff facilities are well fitted and include open plan and cellular offices, a boardroom, a canteen and lounge area.
- The offices are bright and are finished to include suspended ceilings with recessed light fittings, electric storage heating, data cabling and carpet.
- Intending tenants are advised to check the working order of all services and apparatus as these have not been tested by us.

ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Warehouse - Up to 15 m. High	2,400
Warehouse - 7 m High	2,858
Recessed Loading Docks	368
Two Storey Offices / Staff Facilities	764
TOTAL	6,390
Plant Room (Plant Obsolete)	150
Lean-To Store	159

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

BER DETAILS

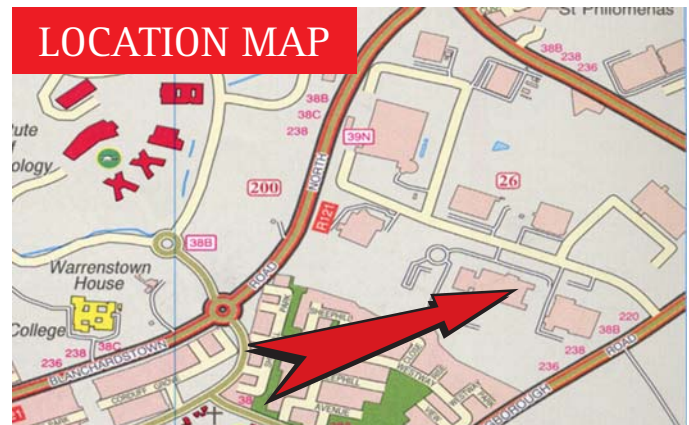
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BER No.: 800047995

Energy Performance Indicator: 702 kWh/m²/yr

LEASE & ANNUAL RENT

On application.



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DISCLAIMER

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