



## Unit 16, Block 8, Blanchardstown Corporate Park

Blanchardstown, Dublin 15, D15 PY62

### Recently Refurbished Office

### Available Immediately

**3,369 sq ft**

(312.99 sq m)

- Bright, Open Plan Office Unit
- c. 313 sq. m. / 3,369 sq. ft.
- 10 Car Parking Spaces
- Major Refurbishment Program Completed
- Established Business Park

## Summary

<b>Available Size</b>	3,369 sq ft
<b>Rent</b>	€50,000 per annum
<b>Rates Payable</b>	€8,360 per annum
<b>Service Charge</b>	€1,415 per annum
<b>Car Parking</b>	10 Car Parking Spaces
<b>BER Rating</b>	D1 (800917197)

## Location

Blanchardstown Corporate Park sits directly on the N2/N3 link road providing easy access to Blanchardstown Town Centre and Dublin City Centre.

Dublin Airport is situated 4km away from the Corporate Park and is in close proximity to the M1 Motorway linking Dublin with Belfast.

Occupiers include international firms such as IBM, West Pharma and Iron Mountain while Dunnes Stores, Glenbeigh Records Management, Helsinn and Bristol – Myers Squibb can also be found in the Corporate Park.

## Description

The property comprises an end-of-terrace business unit consisting of two-storey office accommodation with a mix of open plan and cellular offices.

The building has undergone a recent refurbishment program to include repainting & carpeting throughout and new suspended ceilings with LED lighting.

Unit 16 extends to a total of c. 313 sq. m. / 3,369 sq. ft. and has the benefit of 10 marked car parking spaces to the front and side of the premises.

The unit is of concrete construction with double-glazed windows to the front and the side of the building. Concrete, carpeted floors and wall-mounted air conditioning units are also present.

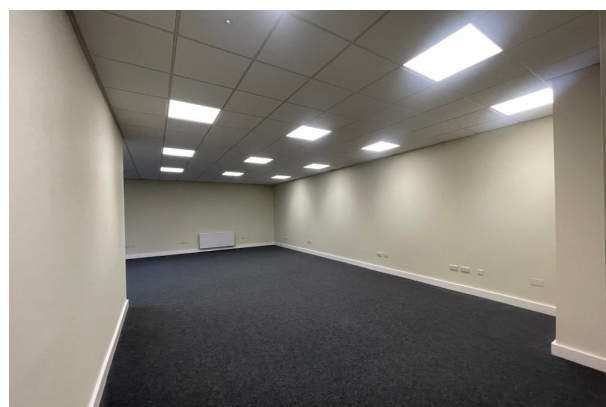
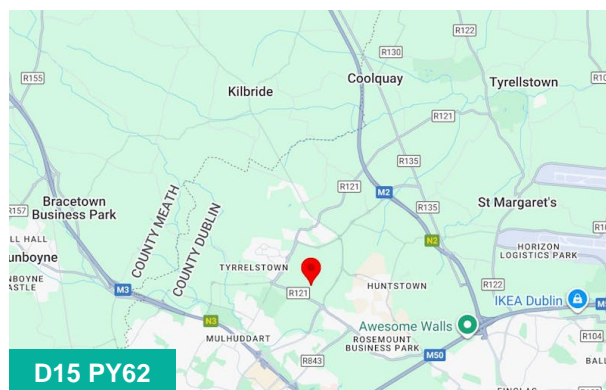
## Accommodation

Accommodation consists of the following areas;

Description	sq ft	sq m	Availability
Unit 16	3,369	312.99	Available
<b>Total</b>	<b>3,369</b>	<b>312.99</b>	

## Specification

- Fully Fitted
- Recently Refurbished
- LED Lighting
- Shower Facilities
- Air Conditioning
- Carpeted Flooring
- Car Parking
- Staff Welfare Facilities



## Viewing & Further Information



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