



## Suite 8, Plaza 212

Blanchardstown Corporate Park 2, Dublin 15, D15 FH52

### Turn-Key Office Suite

### Fully Refurbished

**2,237 sq ft**

(207.82 sq m)

- Fully Fitted, First Floor Office
- Undergoing Full Refurbishment
- c. 208 sq. m. / 2,237 sq. ft.
- 7 Car Parking Spaces
- High Profile Business Park

# Suite 8, Plaza 212, Blanchardstown Corporate Park 2, Dublin 15, D15 FH52

## Summary

<b>Available Size</b>	2,237 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	€8,219 per annum
<b>Service Charge</b>	€10,601 per annum
<b>Car Parking</b>	7 Car Parking Spaces
<b>BER Rating</b>	D2

## Description

The subject property is located in Plaza 212, a modern three-storey corporate office block comprising of 12 self-contained suites and feature glazed atrium with passenger lift access.

Suite 8 extends to c. 208 sq. m. / 2,237 sq. ft. and is situated on the first floor, ideally placed at the front of the block with dual aspect, enclosed by feature floor-to-ceiling curtain walling.

The current layout provides an open-plan area, 2 cellular offices, a boardroom, a store/IT room, a canteen and two WCs.

The property is currently undergoing a complete refurbishment and will be offered to perspective tenants in turnkey condition, incorporating the following:

- New Heating & Cooling Air Conditioning System
- Newly Plastered and Painted
- New LED Lighting
- New Floor Coverings in the Offices, Canteen and Toilets

## Accommodation

The accommodation comprises the following NIA areas:

Description	sq ft	sq m	Availability
Suite 8	2,237	207.82	Available
<b>Total</b>	<b>2,237</b>	<b>207.82</b>	

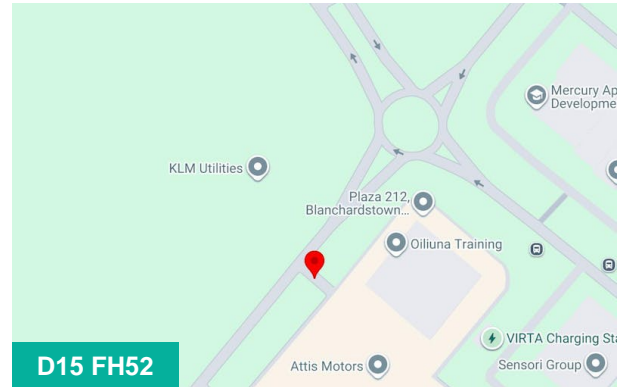
## Location

Blanchardstown Corporate Park is a prominent business park located at the intersection of Blanchardstown Road North and Ballycoolin Road, approximately 15km northwest of Dublin City Centre.

The strategic positioning of the park facilitates ease of access to some of the country's main arterial routes and infrastructure.

The N3 / Navan Road, N2 and M50 are located approximately 4 km, 3 km and 5 km away, respectively. Dublin Airport is located within approximately 12km.

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



## Viewing & Further Information



**Eoin O'Toole**

087-791 3535

eotoole@quinnagnew.ie



**Eoin Doyle**

086-010 3963

edoyle@quinnagnew.ie