

FORTIS HOUSE

BLANCHARDSTOWN
CORPORATE
PARK





INDUSTRIAL | LOGISTICS | DISTRIBUTION

MAKE FORTIS YOUR COMPETITIVE EDGE.





FORTIS HOUSE

A BEST IN CLASS,
SUSTAINABLY DESIGNED
BUILDING FOR LOGISTICS,
WAREHOUSING AND
DISTRIBUTION.



EXCELLENT LOCATION

Located at Blanchardstown Corporate Park, Northwest Dublin's highest quality business park



LARGE MULTI-USE SPACE

0.9 acre site area,
8.65m clear internal height
to eaves



CLOSE TO THE AIRPORT

15 minute drive to Dublin Airport



HIGH CONNECTIVITY

Easy access to M2, M3 & M50



CLOSE TO CITY CENTRE

15 minutes to Port Tunnel



LARGE CATCHMENT

1.4 million people within 30
minute drive of Blanchardstown
Corporate Park



BLANCHARDSTOWN CORPORATE PARK

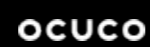


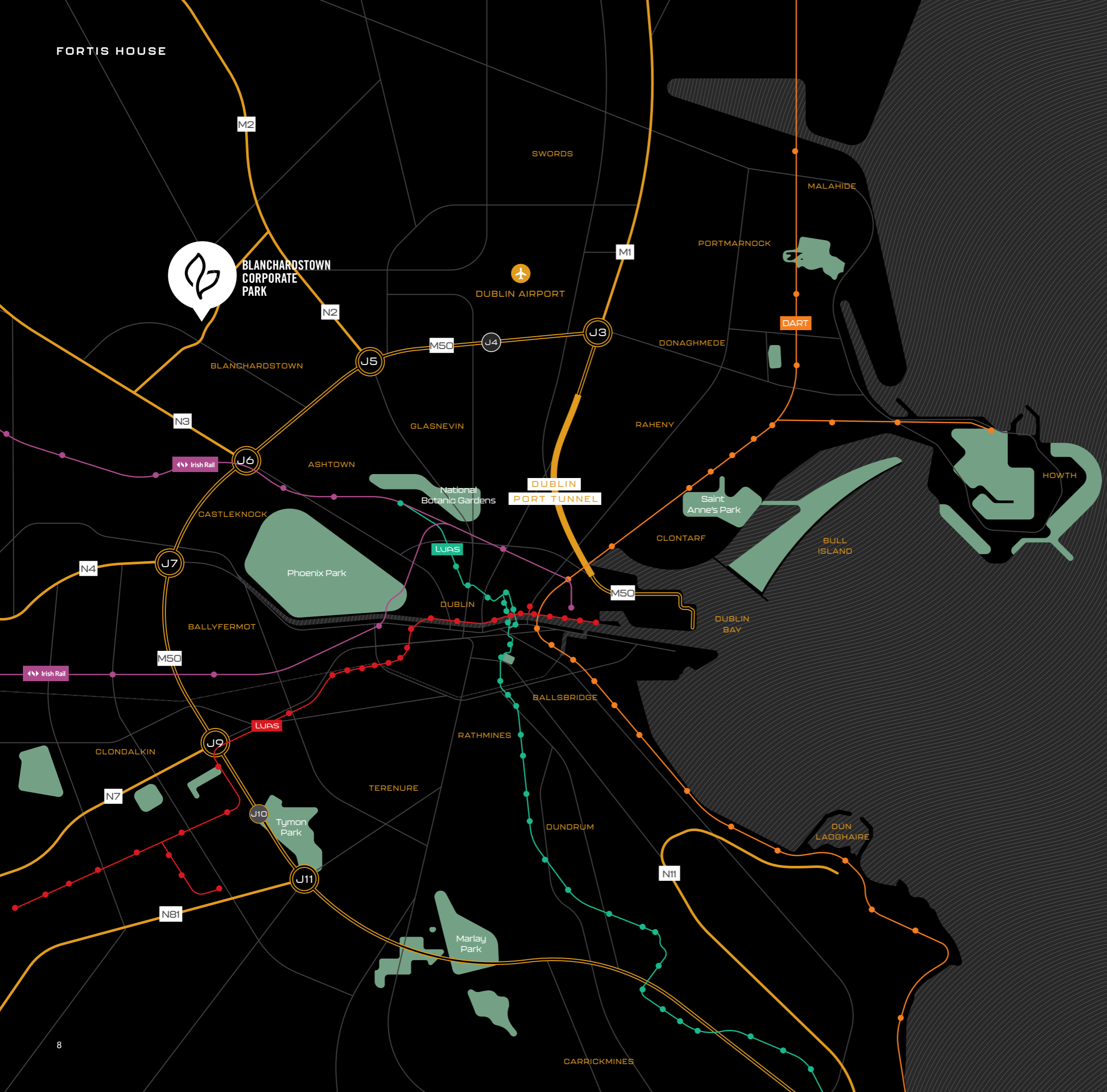
IRELAND'S PREMIER BUSINESS PARK, ATTRACTING OVER 150 COMPANIES FROM IRELAND, THE UK, CENTRAL EUROPE AND NORTH AMERICA.

A PROVEN WORLD CLASS LOCATION



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.



DUBLIN BUS

The 40D bus operates between Parnell Street and Tyrellstown on weekdays, running approximately every 20 minutes.

- Additional bus services include:
- › 38, 38A, 38B – Direct routes to the city centre
 - › 220 – Local service to Santry and Dublin City University (DCU)
 - › 236 – Service to Blanchardstown Shopping Centre

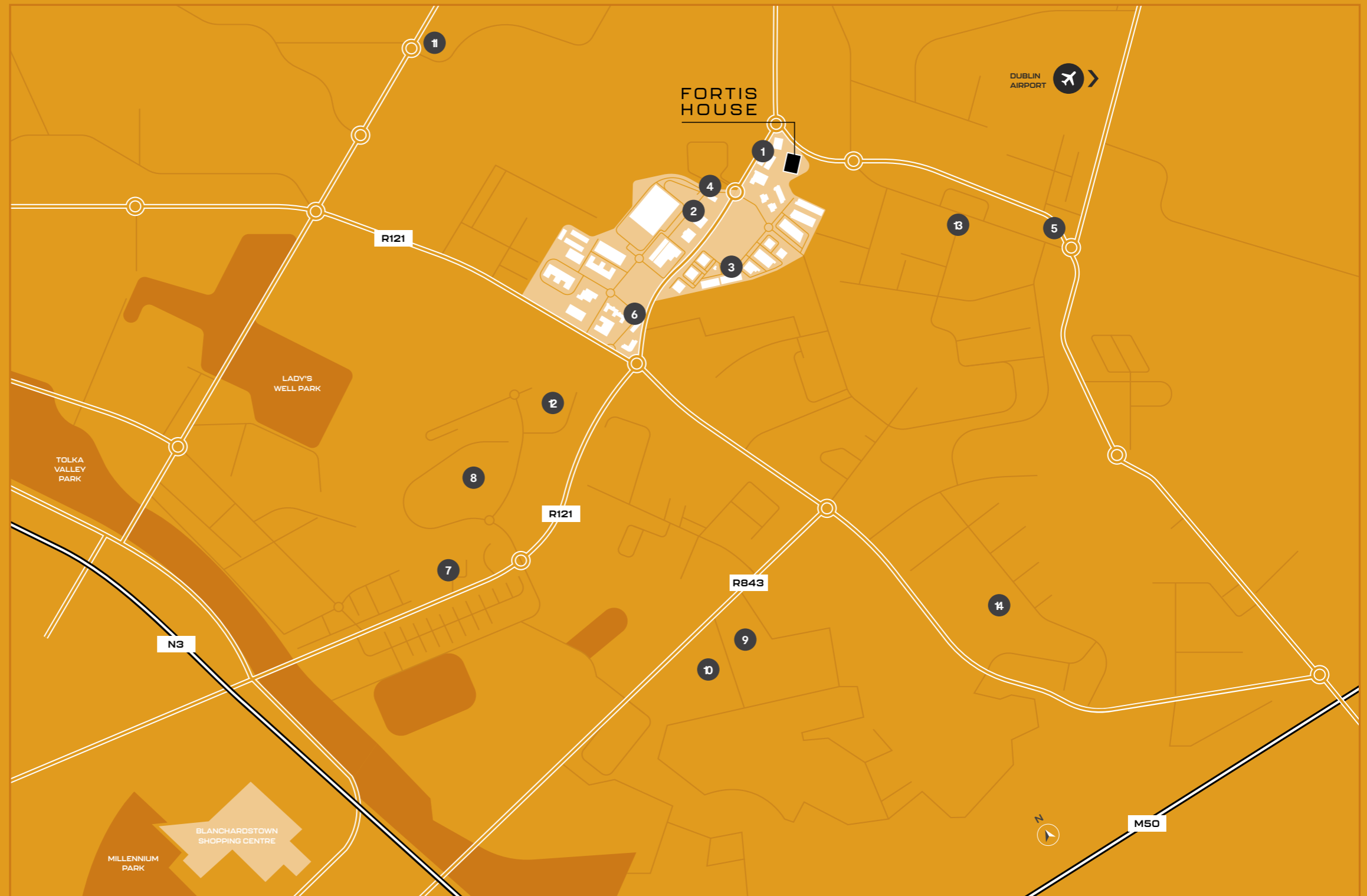




NEARBY AMENITIES

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 Zone and the fastest growing region of Ireland, the area is host to an ever expanding range of nearby amenities and facilities.



PREMIUM TWO-STOREY OFFICE FRONTAGE & STAFF AMENITIES

AMENITIES

- | | | |
|--|---|---|
| <p>1. Maxol Bagel</p> <ul style="list-style-type: none"> - 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> | <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> |
|--|---|---|

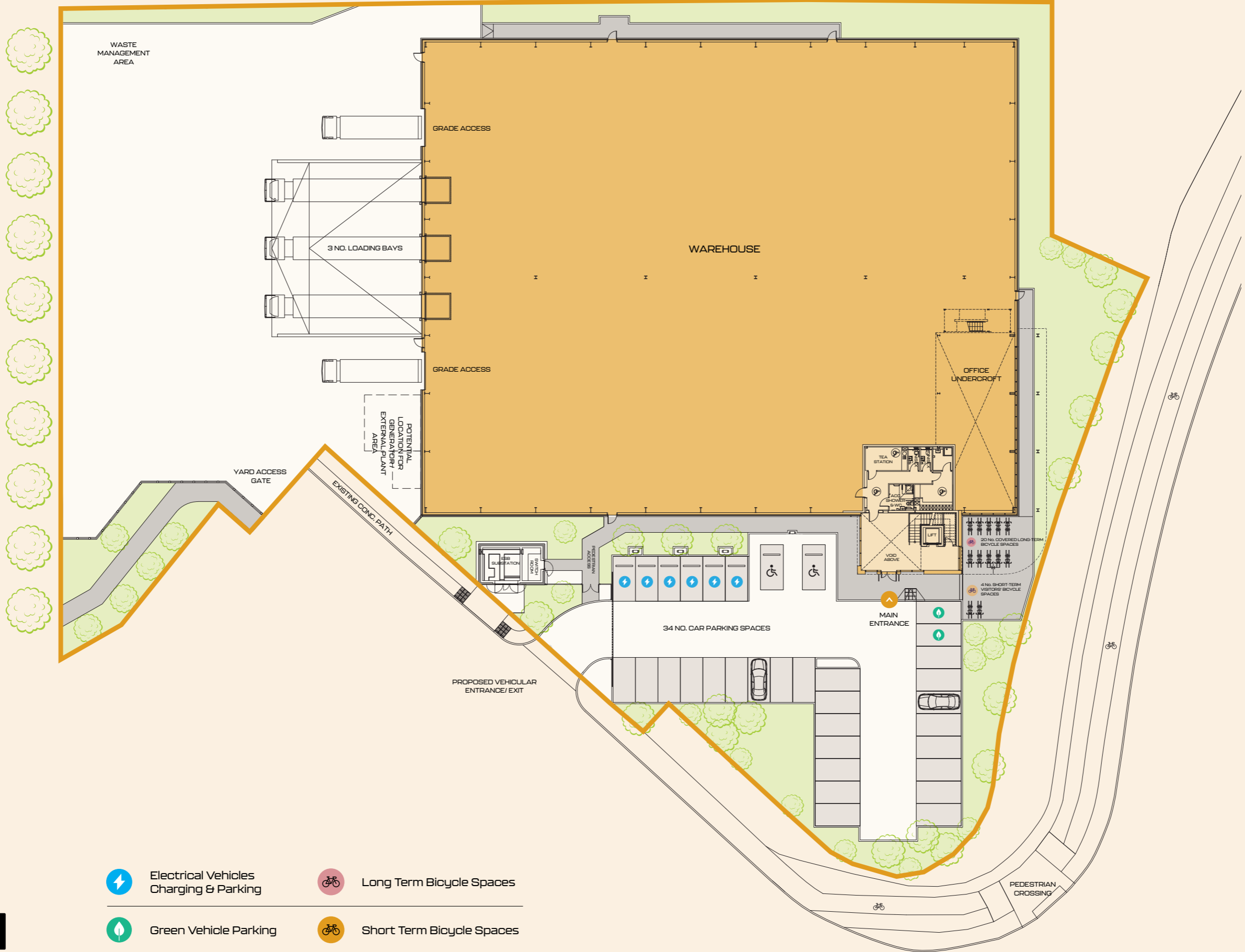
BUSINESS PARKS

- 12. College Business & Technology Park
- 13. Northwest Business Park
- 14. Rosemount Business Park









PETROL STATION BACKYARD



SITE PLAN

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





42,569 SQ.FT HIGH-SPEC LOGISTICS & DISTRIBUTION FACILITY

42,569 SQ FT
(3,954.8 SQ M)
TOTAL FLOOR AREA

34,860 SQ FT
(3,238.6 SQ M)
WAREHOUSE
FLOOR AREA



5,040 SQ FT
(468.2 SQ M)
OFFICE
FLOOR AREA

SUITABLE FOR

INDUSTRIAL | LOGISTICS | DISTRIBUTION

2
LEVEL ACCESS
DOORS

3
DOCK
LEVELLERS

1.87 ACRES
SITE
AREA

14M
CLEAR INTERNAL
HEIGHT

50 KN/M²
FLOOR
LOADING

350 KVA
POWER

FM2
FLOOR GRADE

34
TOTAL CAR
PARK SPACES

8
EV CAR PARKING
SPACES

2
ACCESSIBLE
CAR PARKING
SPACES

24
BICYCLE
SPACES

4
SHOWER &
CHANGING
FACILITIES





FORTIS HOUSE STRENGTH, DELIVERED



Designed for fast, frictionless operations, it offers the scale, efficiency and brand presence that modern supply chains demand

Fortis House is a 42,569 sq.ft Grade-A logistics and distribution warehouse at the heart of Blanchardstown Corporate Park, Dublin 15 North Dublin's premier business address.





A FLAGSHIP PRESENCE

THE STRIKING FAÇADE AND PROMINENT SIGNAGE ZONES CREATE A STRONG BRAND STATEMENT WITHIN AN ESTABLISHED CORPORATE PARK.

Fortis House looks as good as it performs, projecting confidence to customers, partners and talent alike.



Generous yard, efficient circulation, & smart-ready infrastructure

ESG BY DESIGN

Built to outperform, Fortis House targets an A3 BER and LEED Gold certification. Expect an all-electric, low-carbon building fabric with high-performance cladding, LED lighting with smart controls, PV-ready roof, EV charging infrastructure, water-saving systems and excellent air-tightness, reducing running costs while supporting your corporate ESG goals.

MODERN WORKSPACE YOUR TEAM WILL VALUE

A contemporary two-storey office frontage delivers light-filled accommodation for management, planning and customer service teams, complete with high-quality welfare areas, end-of-trip facilities and landscaped surroundings that enhance daily wellbeing.

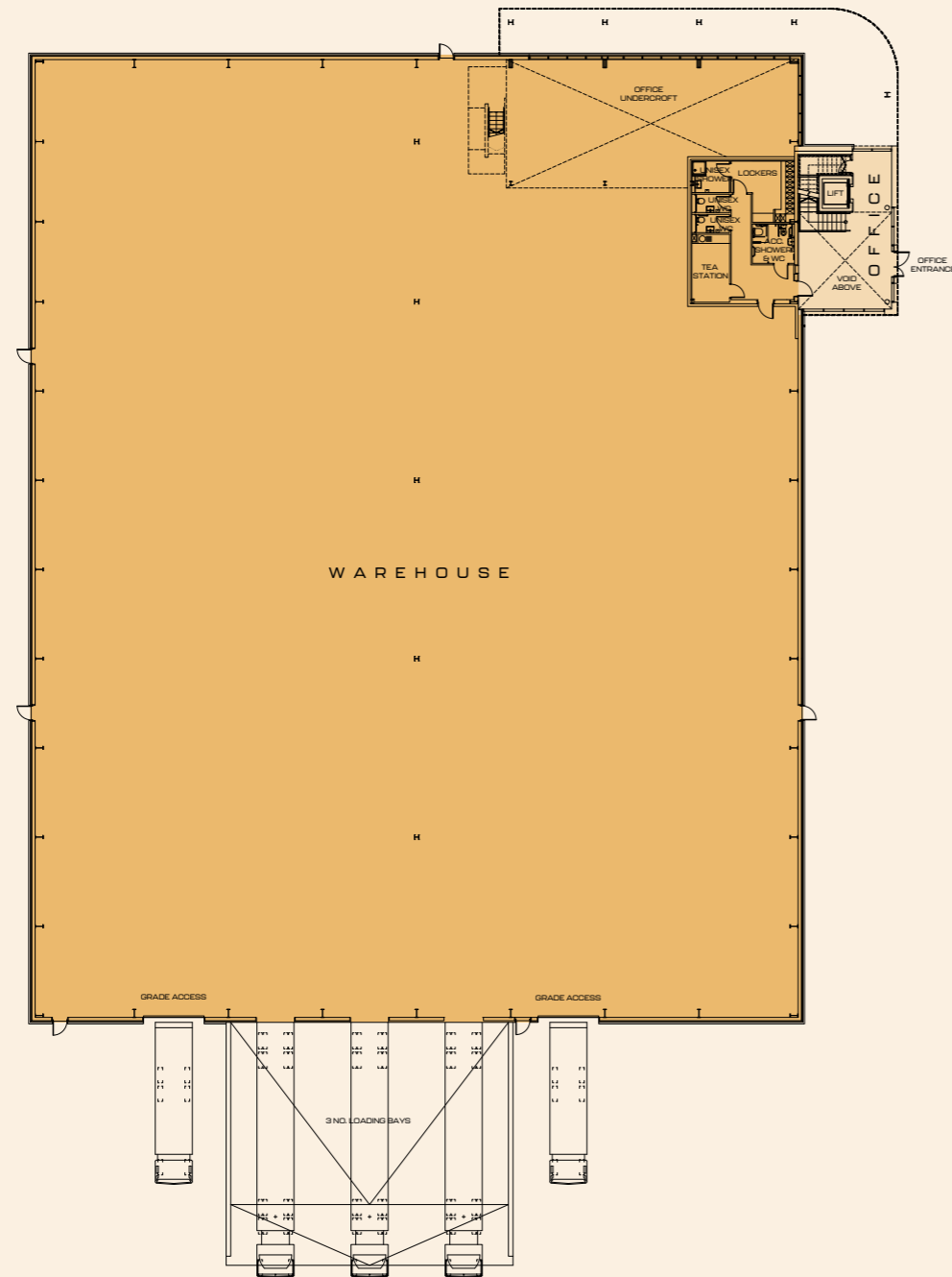
ENGINEERED FOR EFFICIENCY

A clear, highly usable floorplate, generous service yard and segregated HGV/car circulation make loading and onward distribution seamless. High-bay racking potential, smart building readiness and robust power/connectivity keep operations resilient and future-proof.

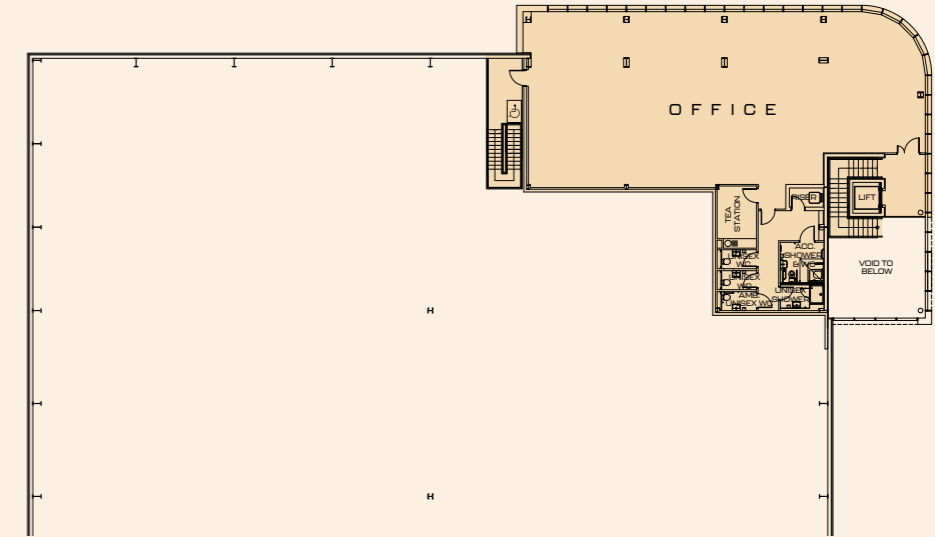




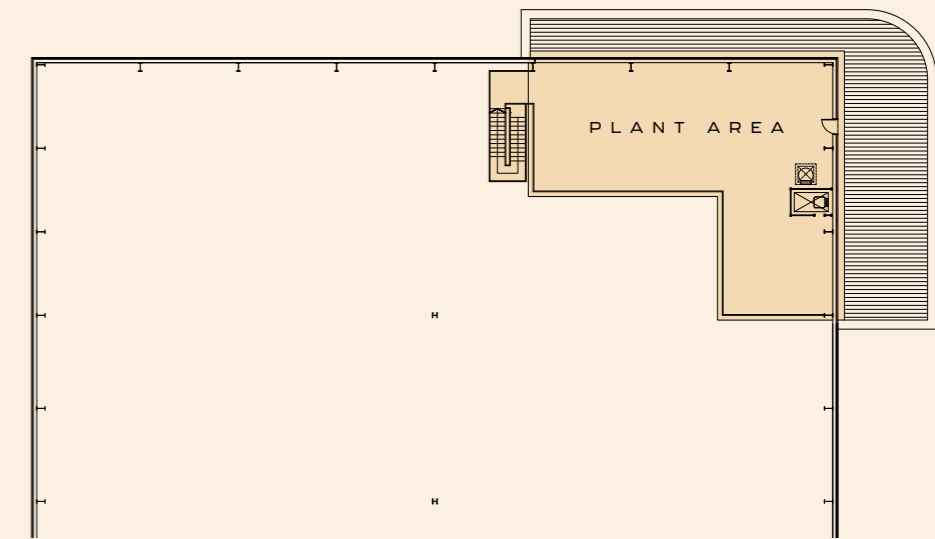
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FLOOR PLANS

FLEXIBLE OCCUPATION

Configured for a single HQ user or adaptable for multi-department operations, Fortis House can be delivered with turnkey CAT A/B office fit-out and tailored operational enhancements to suit e-commerce, pharma, FMCG or 3PL occupiers.

FLOOR	SQ M	SQ FT
GROUND FLOOR WAREHOUSE (incl. toilets, changing facilities and tea station)	3,238.6	
GROUND FLOOR RECEPTION	72.8	
TOTAL GROUND FLOOR	3,311.4	35,644
FIRST FLOOR OFFICE (incl. lobby, toilets, tea station and stairs)	395.4	4,256
SECOND FLOOR PLANT AREA (incl. escape stairs)	248.0	2,669
TOTAL	3,954.8	42,569





DEVELOPER

Channor Real Estate Group is a family-owned company with a reputation built on trust, integrity and long-term partnerships. We work with like-minded organisations to create places of enduring appeal, placing quality at the heart of everything we do. Our philosophy is simple: a clear vision, excellence in design and planning, and a commitment to doing things the right way.

With hands-on expertise across development, property management and capital management, we deliver projects that stand the test of time. Our “boots on the ground” approach, deep knowledge of building and planning regulations, along with a focus on sustainability, ensure consistent quality, timely delivery and optimised returns throughout the entire lifecycle of each development.



**CREATING GREAT
PLACES TO LIVE
AND WORK**





PROFESSIONAL TEAM

Developer	Channor Real Estate Group
Main Contractor	Channor Construction
Architect	TOT Architect
Structural & Civil Engineers	DFK
M&E Engineers	Parkbourne
LEED Consultant	Meehan Green
Planning Consultant	Tom Philips & Associates
Legal	AMOSS

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