



Units 286 & 287

Blanchardstown Corporate Park, Dublin 15, , D15 P229

**Light industrial units
situated prominently within
the well established
Blanchardstown Corporate
Park**

6,436 sq ft
(597.92 sq m)

- High profile mid-terrace light industrial units
- Each unit has an exclusive loading bay with a grade level roller shutter door.
- Internal eaves height of approx. 6.5m
- Two-storey office accommodation to the front
- Designated and communal on-site parking

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Summary

Available Size	6,436 sq ft
Rent	€130,000 per annum
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
BER Rating	C1

Description

The property comprises two adjoining mid-terrace light industrial unit located in Blanchardstown Corporate Park and which extends to a total floor area of approx. 598 sq.m. (6,436 sq.ft.) incorporating 358 sq.m. (3,853 sq.ft.) of office accommodation.

The two units can be interlinked to form a larger single unit, with fire certification already in place. They are also available to let individually.

Location

Blanchardstown Corporate Park benefits from a strategic, highly accessible location in one of Dublin's most vibrant commercial hubs.

Situated directly on the new N2/N3 link road, the park offers seamless access to Dublin's major arterial routes and is just minutes from the M50 motorway and Dublin Airport, making it exceptionally well-connected.

Transport links include multiple Dublin Bus routes serving the park with routes to Blanchardstown Town Centre, Dublin City Centre, and Coolmine Train Station.

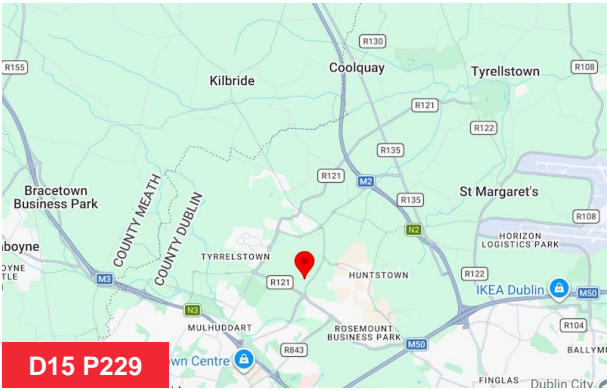
The surrounding area is home to a diverse mix of high-profile occupiers spanning pharmaceuticals, technology, finance, logistics and telecommunications, drawn by Blanchardstown Corporate Park's campus-style environment, generous car parking and on-site amenities.

Nearby occupiers include Musgrave, Texaco, and Go Car.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 286	3,218	298.96
Unit - 287	3,218	298.96
Total	6,436	597.92



Viewing & Further Information



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