

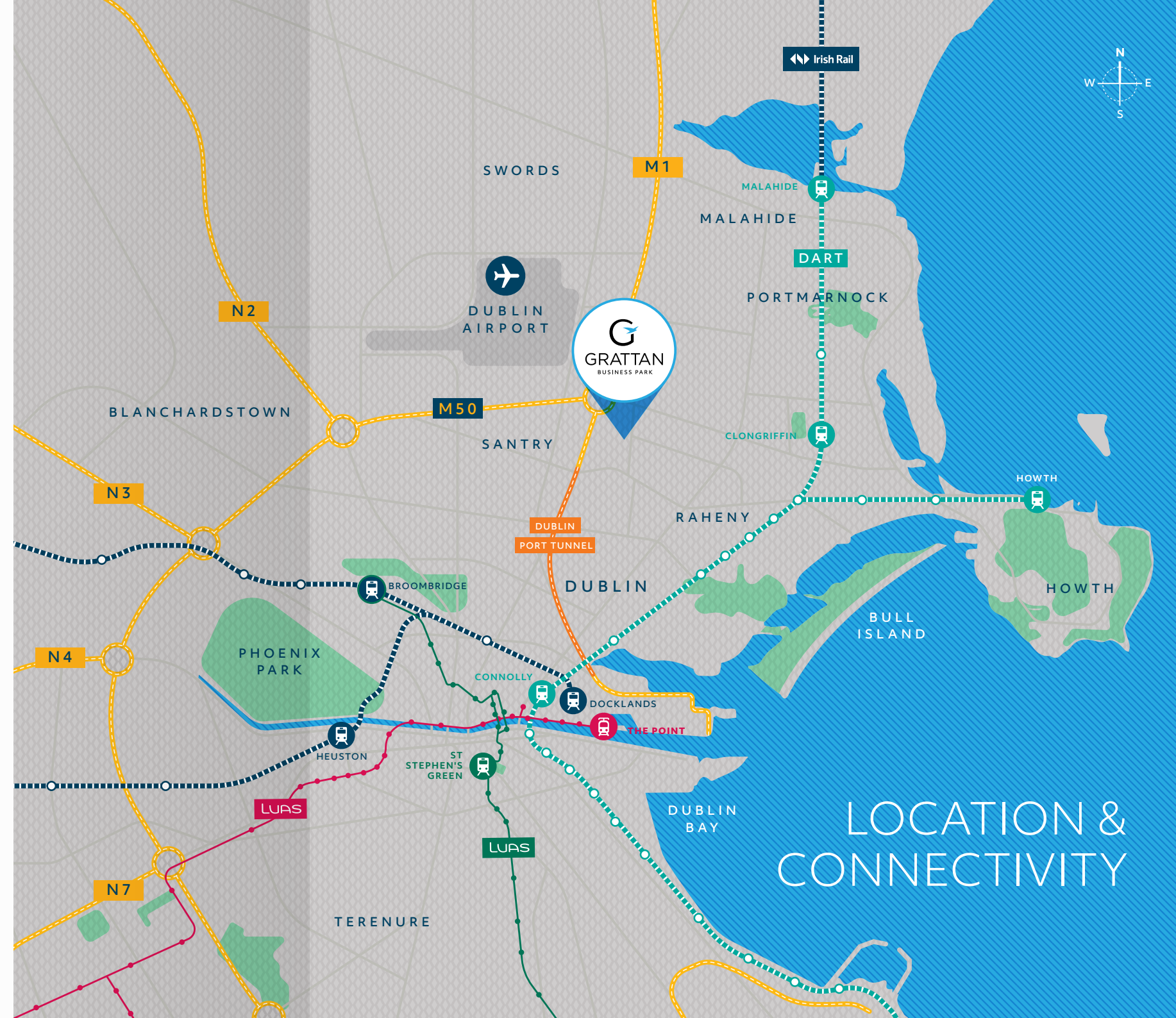
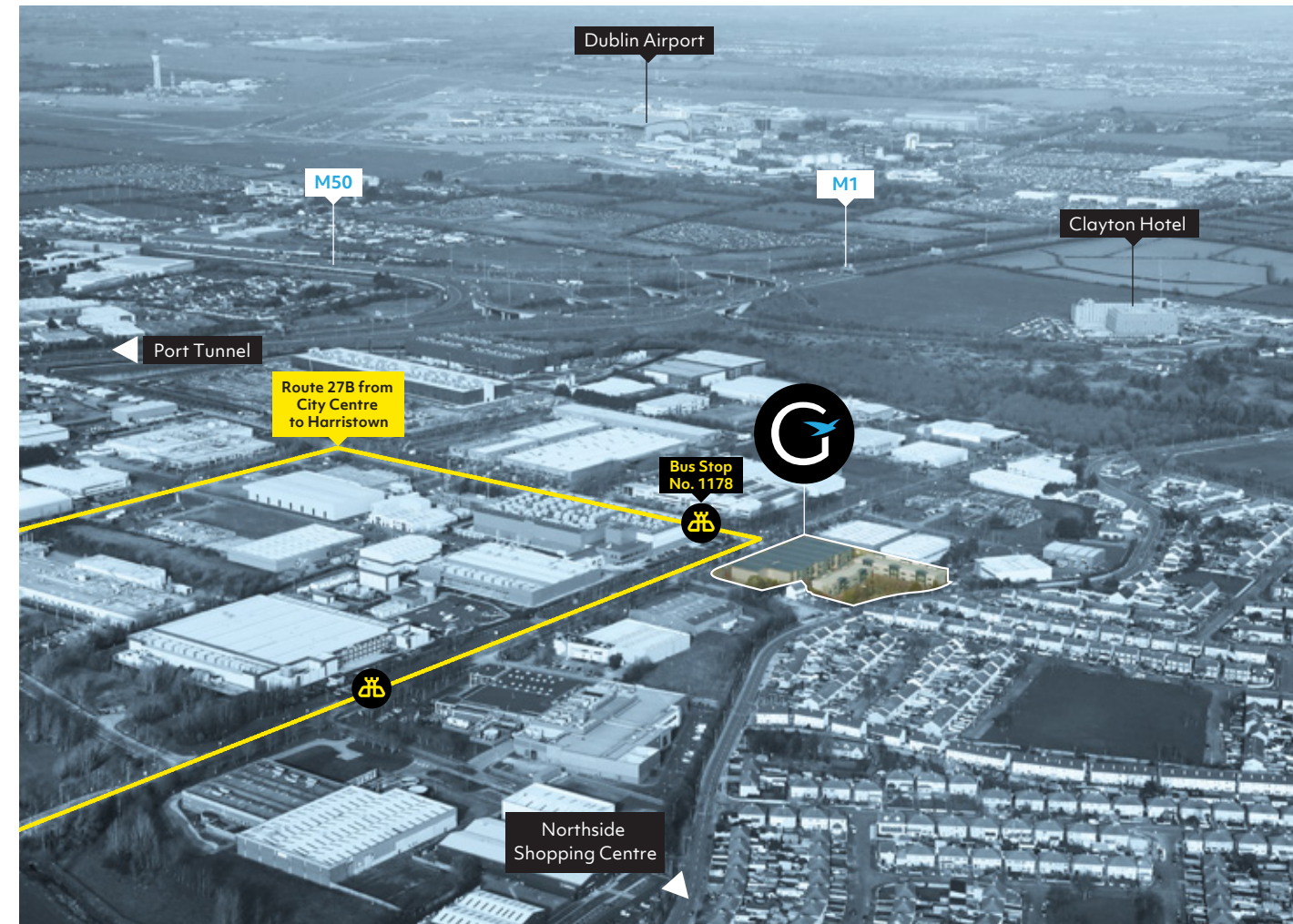
AVAILABLE TO LET



CLONSHAUGH - DUBLIN 17

## PREMIUM OWN DOOR OFFICE UNITS & LIGHT INDUSTRIAL UNITS

Unrivalled location.  
Unique opportunity.  
Guaranteed delivery.  
**Your choice.**



Grattan Business Park occupies a location close to the entrance of Clonsaugh Business and Technology Park, which is an IDA managed business environment approximately 6km north of Dublin's city centre and 2km south of Dublin Airport. This strategic location provides ease of access to both the Dublin Port Tunnel and to the M50 via the nearby interchange with the M1.

A new road link is proposed from the IDA Clonsaugh Business and Technology Park to the N32. This planned road will greatly enhance access from Grattan Business Park to the N32, Dublin Airport, the M1/M50 and the Port Tunnel.

Dublin Bus route 27B stops directly outside Grattan Business Park and provides a highly frequent bus service into Eden Quay in Dublin City Centre.

There are numerous telecommunications providers within the park, giving occupiers choice and enhanced connectivity.

Clonsaugh Business and Technology Park is an established business campus home to a very many well-known companies such as Amazon, Allergan, 3 Mobile, Vodafone, BT Ireland, Butlers Chocolates and Magnet Networks.

It's rare an opportunity presents itself to occupy premium lights industrial units & own door offices in a mature, well serviced, fringe city location.

## AMENITIES

Grattan Business Park is on the doorstep of the recently refurbished Northside Shopping Centre, which includes a host of food and beverage options along with anchor retails outlets, Dunnes Stores and SuperValu. Other retail amenities within close proximity include Clare hall Shopping Centre and the Omni Shopping Centre.

The Butlers Chocolate café and visitor centre is located directly across from Grattan Business Park.

Hotels in the vicinity include The Clayton hotel (1km to the north) and the Crowne Plaza (1.75km to the west).

For the fitness enthusiast, there are several gyms and personal training studios within close proximity to Grattan Business Park.

» Northside Shopping Centre



» The Port Tunnel

» Terminal 2, Dublin Airport



» Butlers Chocolate Café &amp; Visitor Centre



» SuperValu, Northside S.C.



» Subway, Northside S.C.



» Costa Coffee, Northside S.C.

# OWN DOOR OFFICE UNITS

Grattan Business Park has a total of 20 own door office units.

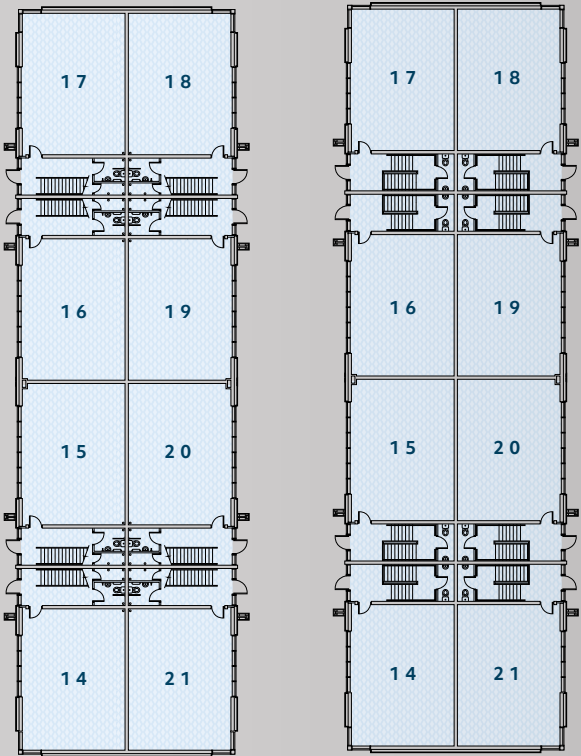
In Block B there are 8 two storey units extending to 159 sq.m GIA and in Block C there are 12 two storey units extending to 128 sq.m GIA. Units can be combined to facilitate larger requirements



## Specification

- Suspended ceilings
- Plastered and painted walls
- Perimeter trunking
- Air Conditioning
- Kitchenette
- Energy efficient LED Panels lights
- Toilet facilities
- Double glazed windows
- Flexible Sizes
- High speed internet connection available
- Carpeted office areas
- Open plan Accommodation
- Ample parking available

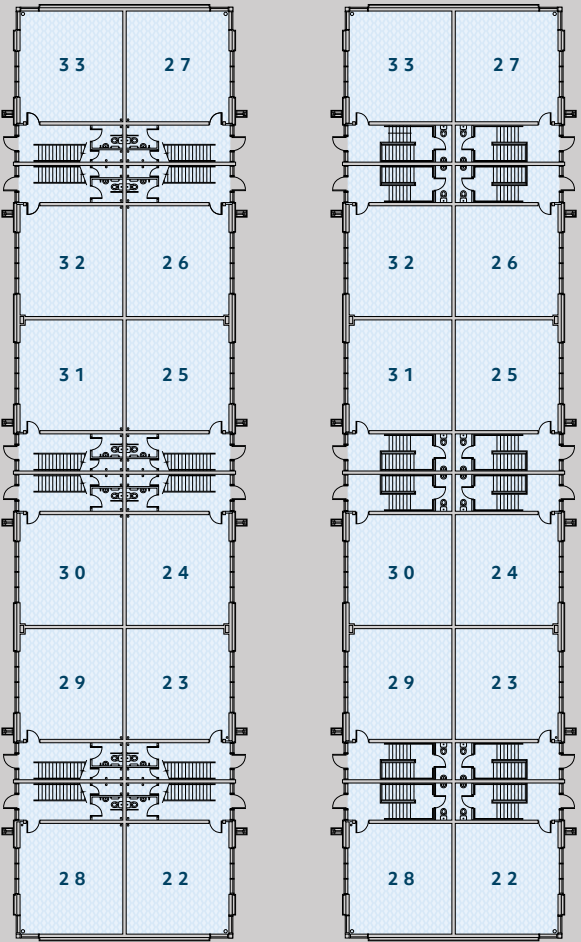
## BLOCK B



Ground Floor

First Floor

## BLOCK C



Ground Floor

First Floor



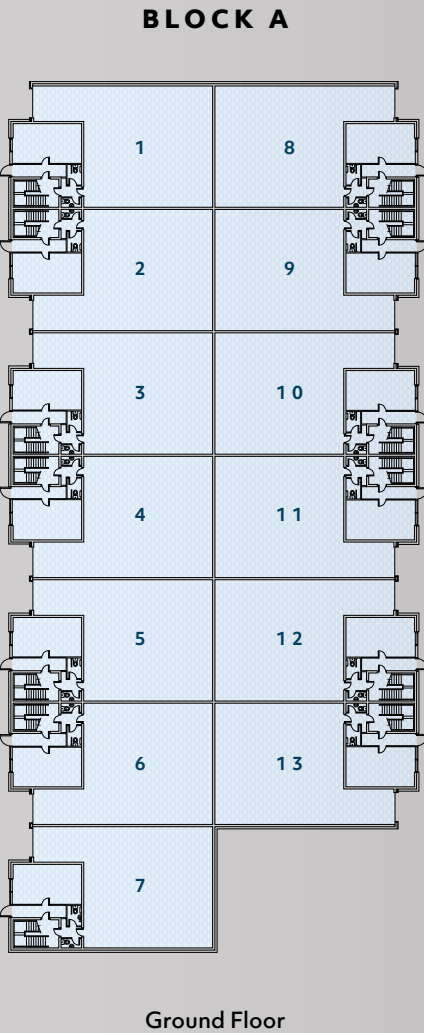
# LIGHT INDUSTRIAL UNITS

Grattan Business Park includes 13 high quality light industrial units located in Block A ranging in size from 301 sq.m to 311 sq.m GEA.

All units in Blocks A have excellent access, parking and loading facilities. Each unit offers spacious warehouse accommodation with a clear internal height of over 6 metre to the underside of the haunch. All units boast two storey office space with feature glazing to the front elevation.

### Specification

- Painted walls
- Suspended ceilings
- Energy efficient LED Panels lights
- Electric heating
- Perimeter trunking
- Automated roller shutter door to each unit
- Sealed concrete floor
- Clear internal height of 6.6m to warehouse
- 3 phase power
- High speed internet connection available
- High quality 2 storey offices
- Flexible Sizes
- Ample parking





# A PROPERTY OF

**The Channor Group has almost 30 years of experience of property investment in the Irish market and abroad.**

We take a project through from inception until it's fully realised, and we remain fully committed to our buildings for the long term. Established in 1990, The Channor Group is owned by the Harrison family.

Delivering and managing a successful development is only achieved through experience, and The Channor Groups hands on expertise gives us an appreciation of every aspect of the trade, from development, to investment, to property and capital management.

Quality is at the heart of a great place. We focus on quality through excellence in design and planning. By creating a clear vision and taking a long term approach, The Channor Group knows how to deliver and manage great developments.

Creating Great Places to Work is our passion.



# ESTATE MANAGEMENT

The Grattan Business Park management company is run by the experienced in-house team at the Channor Group, who ensure that the park is maintained and run to the highest standards. Service charges payable cover items such as the maintenance and insurance of the buildings / common areas, landscaping, security and the contribution towards the IDA Estate management charge.



**Rent**  
On application

**Terms**  
Flexible lease terms available

**BER**  
BER information is available on request. BER ratings range between C2 – E2.

**Contact**  
To arrange a viewing please contact: the sole agents:



- **Seanna Gill**  
seanna.gill@cbre.com  
01 618 5776
- **John Reynolds**  
john.r.reynolds@cbre.com  
01 618 5500

**Visit**  
grattanbusinesspark.com

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