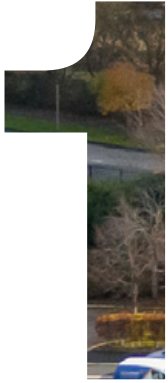


# STRATUS HOUSE, BLANCHARDSTOWN, DUBLIN 15

## FINE GRAIN PROPERTY

Stratus House, Collage Business & Technology Park, Blanchardstown Road, Dublin 15

---



---

### AT A GLANCE

Stratus House.

[Pg. 4](#)



---

### THE BUILDING

Three storey office building located in Blanchardstown.

[Pg. 6](#)



---

### THE OFFICE

Part ground and second floors available from 9,423 sq. ft.

[Pg. 8](#)



---

#### NEARBY OCCUPIERS

Blanchardstown is home to many global occupiers.

[Pg. 10](#)



---

#### THE LOCATION

Adjacent to the N3 giving you direct access to M50 within minutes.

[Pg. 12](#)



**FINE GRAIN PROPERTY**

Stratus House, Collage Business & Technology Park, Blanchardstown Road, Dublin 15





# AT A GLANCE



25 mins from  
city centre



22 mins from  
Dublin airport



30+ car spaces  
per floor



Raised access  
floors wired for  
data and power



5-minute drive to  
Blanchardstown  
Shopping Centre



BER rating B2



Bus routes serving  
the area include:  
40D, 220, 236,  
238, 139



Covered bike  
storage



Direct access to  
M3, N2, M50



National aquatic  
centre and gym



Corduff Park

## AVAILABLE FLOOR SPACE

FLOORS	SQ.M	SQ FT
Part Second Floor	896	9,650
Part Ground Floor	876	9,423
<b>Total</b>	<b>1,772</b>	<b>19,073</b>



**FINE GRAIN PROPERTY**

Stratus House, Collage Business & Technology Park, Blanchardstown Road, Dublin 15

---





# THE BUILDING

Stratus House is a modern, three-storey office building located in Blanchardstown. The available office space is situated on the ground and second floors with sizes available from 9,423 sq.ft. The space features a mix of open-plan workstations, private offices, meeting rooms, and a Kitchenette. The subject floor is bright and boasts excellent finishes throughout. The property's entrance showcases an impressive double-height atrium.

Key specifications include power and data cabling, suspended ceilings, carpeted raised floors, air conditioning and LED lighting. The office space is finished. The property has a Building Energy Rating (BER) of B2, and ample parking is available.

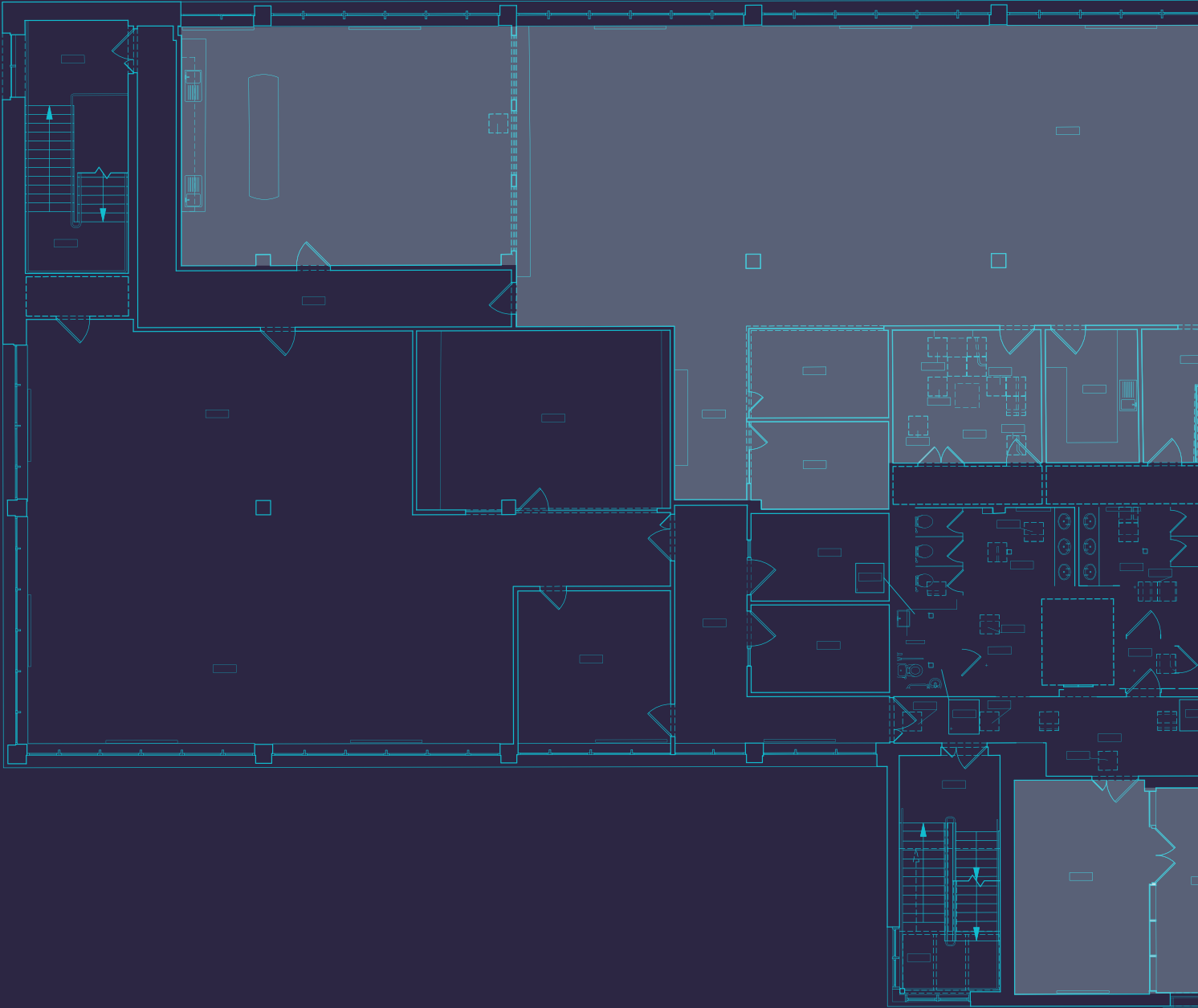




FINE GRAIN PROPERTY

Stratus House, Collage Business & Technology Park, Blanchardstown Road, Dublin 15

PART SECOND FLOOR





# THE OFFICE

## Size

- 9,650 sq. ft. available
- A mix of open plan office space, private meeting rooms and a board room

## Interior features

Raised access floors with carpets

Suspended ceilings

LED light fittings

Wired for power and data

Air coniditoning

Lift

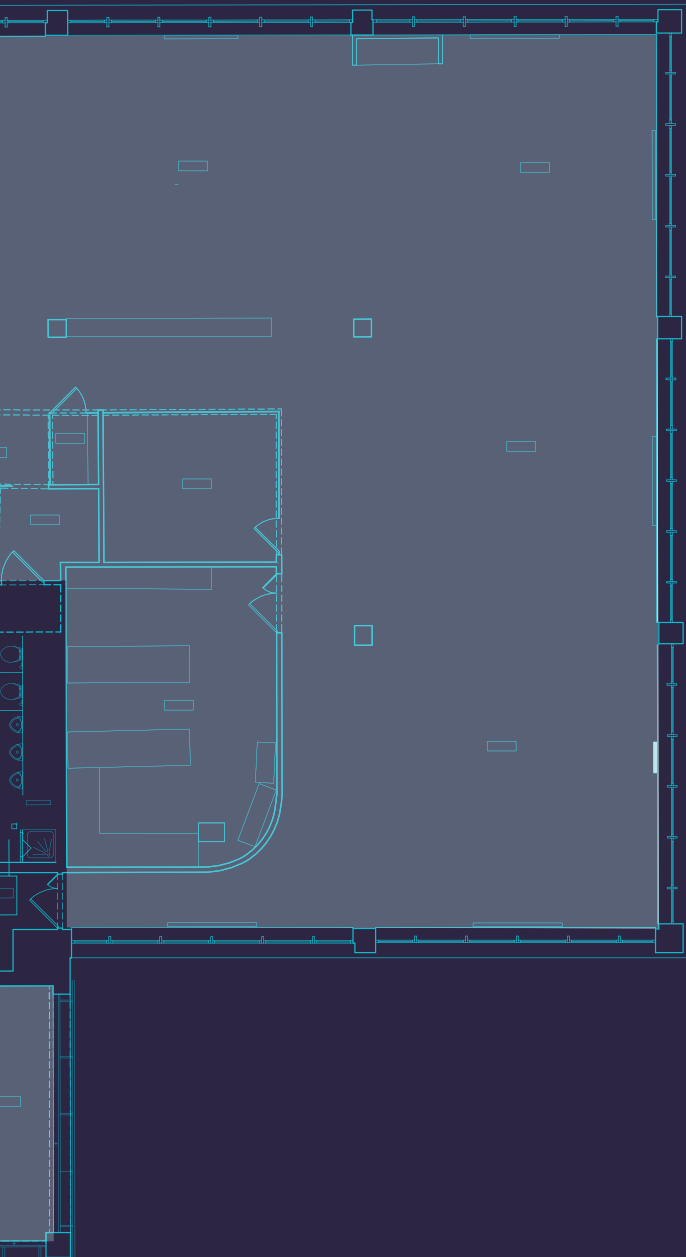
30+ car spaces available

## Performance

BER **B2**

Air conditioning system

Energy efficient LED Lighting



# NEARBY OCCUPIERS







Stratus House

Blanchardstown  
Centre





# THE LOCATION

Stratus House benefits from excellent connectivity, with direct access to the N3/M3 and M50 road networks. Dublin Airport is just a 20-minute drive, and Dublin city centre is easily reachable being just 12km's away.

## Local Amenities

The property is conveniently located near Blanchardstown Shopping Centre, just 2.5 km's away. This offers a wide range of amenities including restaurants, cafés, retail outlets, and leisure facilities.





**Lisney**  
COMMERCIAL REAL ESTATE



## KEVIN CONLON

+353 (0)87 942 5278

[kevin.conlon@finegrainproperty.com](mailto:kevin.conlon@finegrainproperty.com)

## ABOUT FINE GRAIN PROPERTY

Fine Grain Property is an Irish-owned international commercial real estate investor and operator. Its business park property portfolio across Ireland comprises more than 1.2 million square feet of commercial real estate, and hosts more than 65 international and domestic clients.

Fine Grain Property's experienced team in Ireland seeks to build success for clients by enabling great workplace communities, which in turn help employers to attract and retain highly educated employees in Ireland, consistently the fastest-growing economy in Europe. Fine Grain Property delivers workplace solutions for its clients' real estate needs, allowing them to focus on their business.

For more information, visit  
[finegrainproperty.com](https://finegrainproperty.com)

## CONOR LENNON

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42

+353 (0) 1 638 2704

+353 (0) 87 254 6809

[clennon@lisney.com](mailto:clennon@lisney.com)

[lisney.com](https://lisney.com)

## JAMES NUGENT

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42

+353 (0) 1 638 2704

+353 (0) 86 838 0361

[jnugent@lisney.com](mailto:jnugent@lisney.com)

[lisney.com](https://lisney.com)

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.





BLOCK 4 WATERSIDE INNOVATION CAMPUS, CITYWEST, DUBLIN 24

[finegrainproperty.com/watersideinnovationcampus](https://finegrainproperty.com/watersideinnovationcampus)