

STRATUS HOUSE, BLANCHARDSTOWN, DUBLIN 15



AT A GLANCE

Stratus House.

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THE BUILDING

Three storey office building located in
Blanchardstown.

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THE OFFICE

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

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NEARBY OCCUPIERS

Blanchardstown is home to many global occupiers.

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THE LOCATION

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

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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
Total	1,772	19,073

FINE GRAIN PROPERTY

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



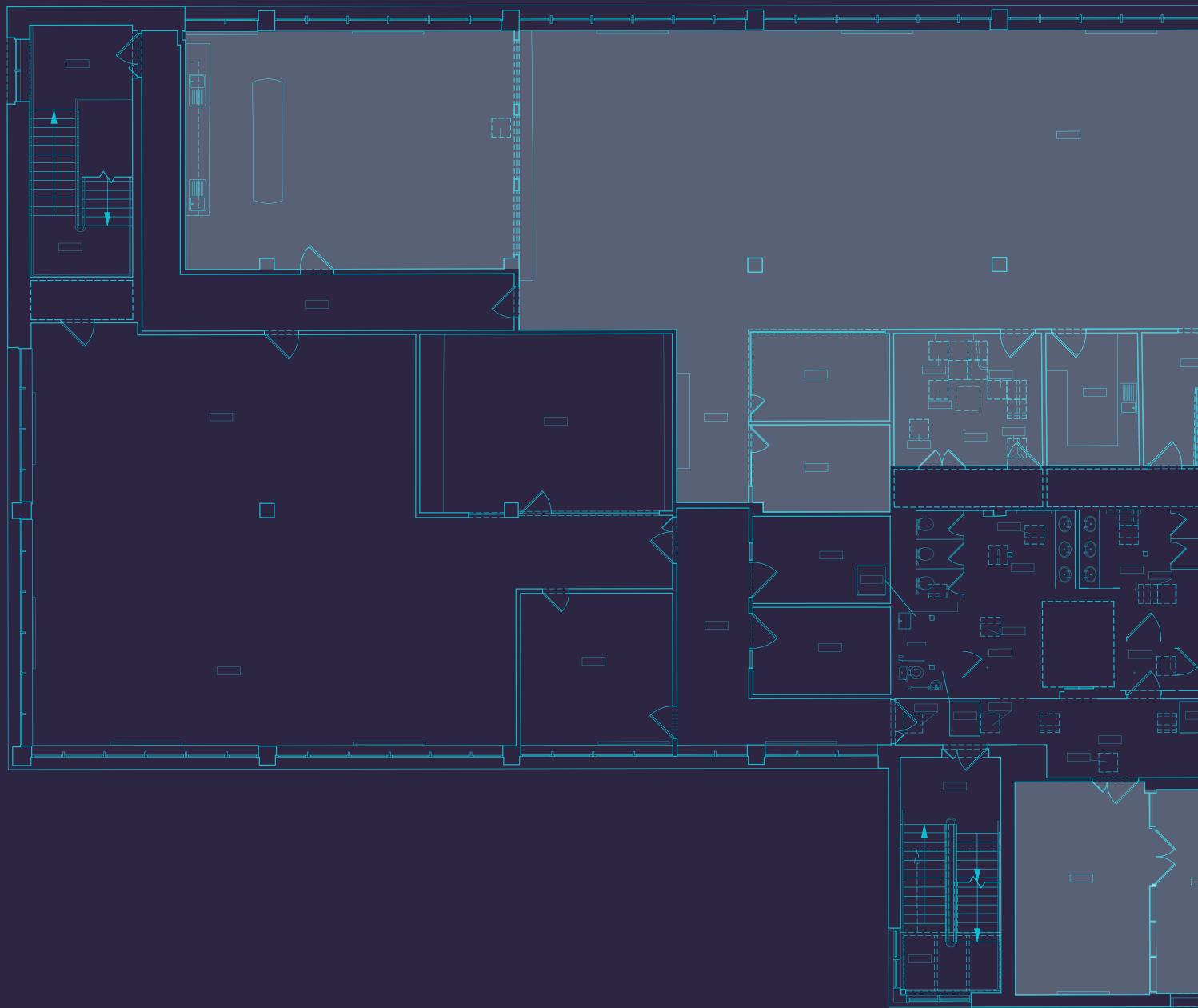
THE BUILDING



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.

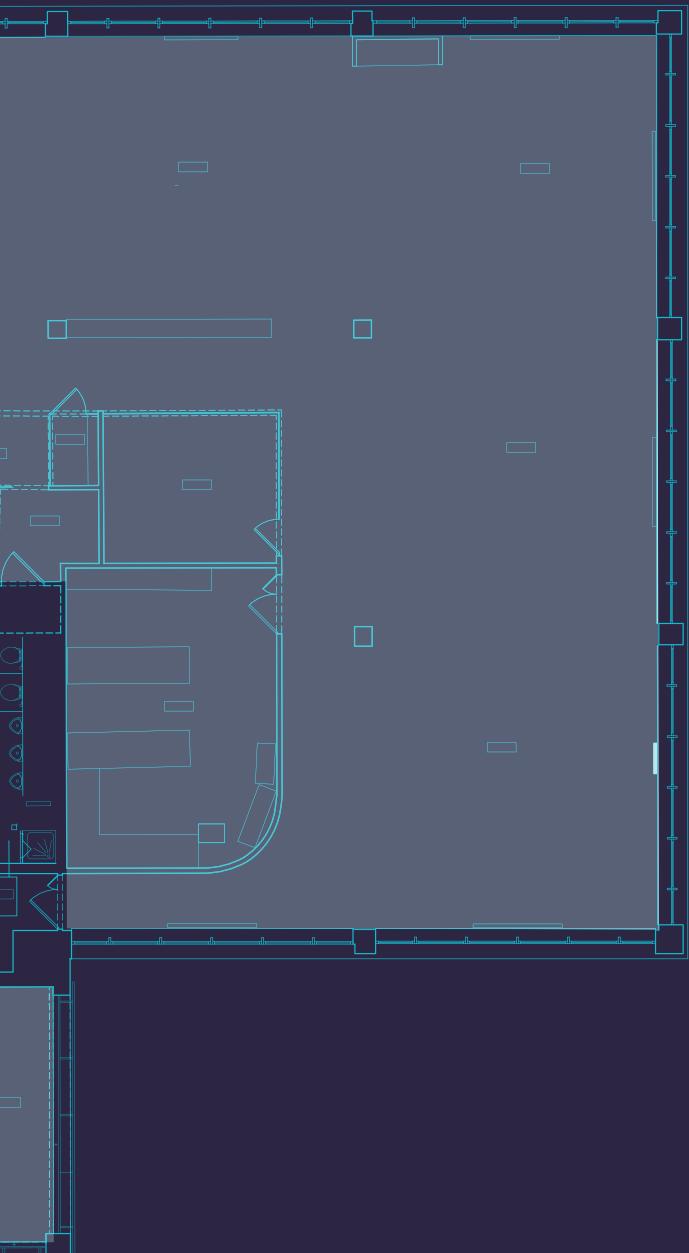
PART SECOND FLOOR



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 conditioning
- Lift
- 30+ car spaces available

Performance

BER **BER B2**

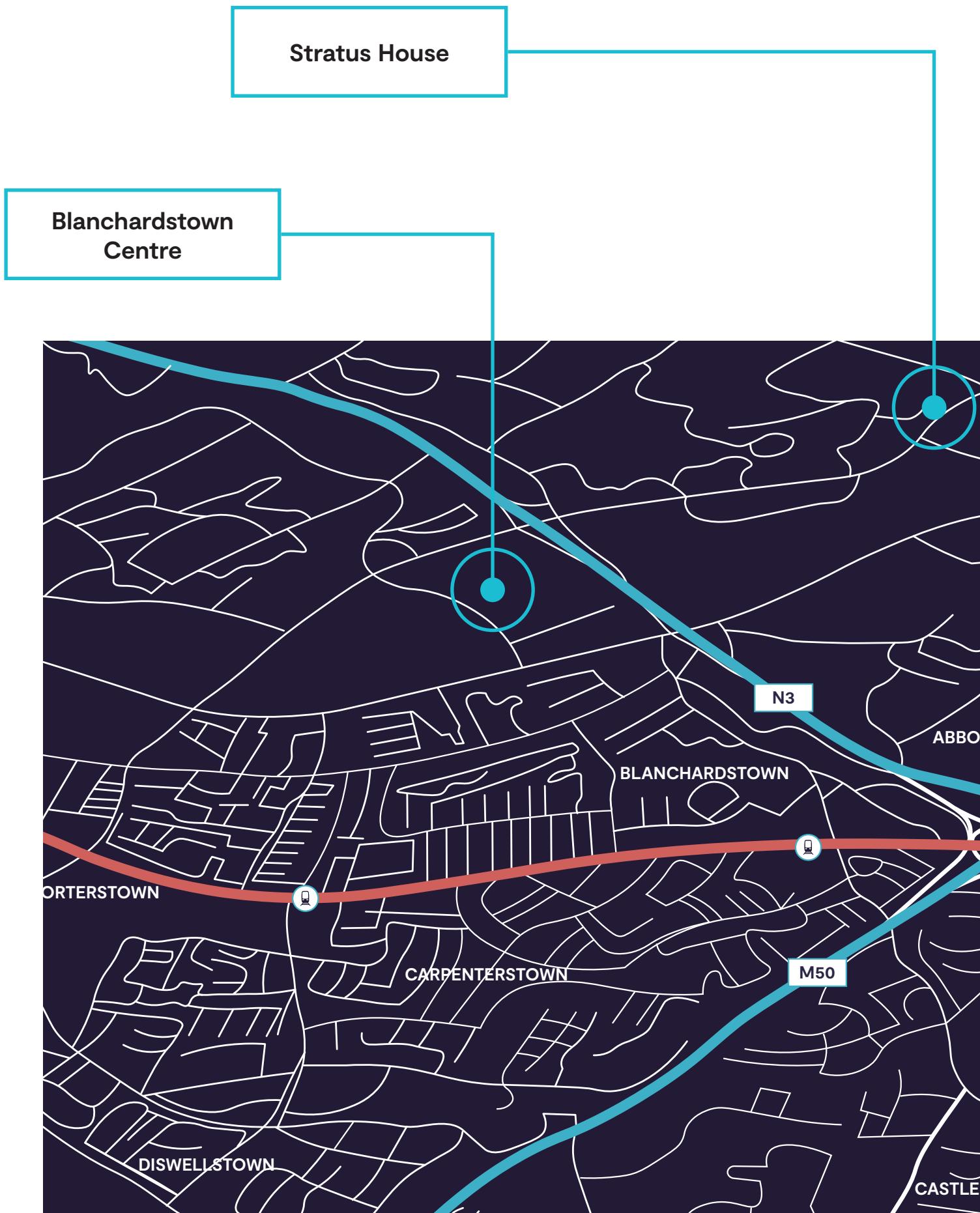
Air conditioning system

Energy efficient LED Lighting

NEARBY OCCUPIERS







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.





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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
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BLOCK 4 WATERSIDE INNOVATION CAMPUS, CITYWEST, DUBLIN 24

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