



## Unit 286

Blanchardstown Corporate Park 2, Dublin 15, Dublin 15, Dublin, D15 P229

**High-profile 299 sq.m mid-terrace industrial unit with two-storey offices, 6.5m eaves height, roller shutter access and parking.**

**299 sq m**

(3,218.41 sq ft)

- High profile mid-terrace light industrial unit
- Designated and communal on-site parking
- Two storey-office accommodation to the front
- Internal eaves height of approx 6.5m
- Loading access via one grade level roller shutter door

# Unit 286, Blanchardstown Corporate Park 2, Dublin 15, Dublin 15, Dublin, D15 P229

## Summary

Available Size	299 sq m
Rent	€65,000 per annum
Business Rates	Upon Enquiry
BER Rating	Upon enquiry

## Description

The property comprises a mid-terrace light industrial unit in Blanchardstown Corporate Park, extending to a total gross external floor area of approximately 299 sq.m (3,218sq.ft). This includes 179sq.m (1,926sq.ft) of two-storey office accommodation at the front of the building.

Constructed with a steel frame and finished in insulated metal cladding, the unit features a full-height aluminium framed glazed frontage across two floors, allowing abundant natural light into the offices.

Unit 286 and Unit 287 can be interlinked to create a larger unit, with a fire certificate already obtained for the combined unit.

## 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.

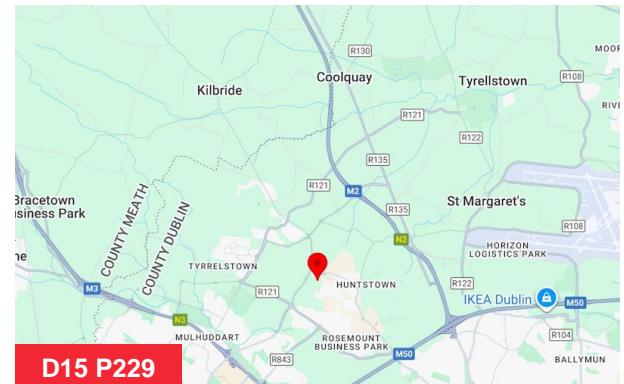
Transport links are excellent, with multiple Dublin Bus routes serving the park with routes to Blanchardstown Town Centre, Dublin City Centre, and Coolmine Train Station. The surrounding area is home to a diverse mix of high-profile occupiers spanning pharmaceuticals, technology, finance, logistics and telecommunications, drawn by Blanchardstown Corporate Park's campus-style environment, generous car parking and quality onsite amenities.

Nearby organisations include Musgrave, Texaco, and Go Car.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	1,291.67	120
Upper Ground - Office Space	1,926.74	179
<b>Total</b>	<b>3,218.41</b>	<b>299</b>



## Viewing & Further Information

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