

FABRICA HOUSE

BLANCHARDSTOWN
CORPORATE
PARK



INDUSTRIAL | WHOLESALE | TRADE | MANUFACTURING

WHERE BUSINESS MEETS THE SPOTLIGHT





A BEST IN CLASS, SUSTAINABLY
DESIGNED BUILDING SUITABLE FOR
LIGHT INDUSTRIAL, WHOLESALE
AND MANUFACTURING USES



EXCELLENT
LOCATION

Located at
Blanchardstown
Corporate Park,
Northwest Dublin's
highest quality
business park



LARGE MULTI-USE
SPACE

0.9 acre site area,
8.65m clear internal
height to eaves



HIGH
CONNECTIVITY

Easy access to
M2, M3 & M50



CLOSE TO
THE AIRPORT

15 minute drive
to Dublin Airport



CLOSE TO
CITY CENTRE

15 minutes to
Port Tunnel



LARGE
CATCHMENT

1.4 million people
within 30 minute
drive of
Blanchardstown
Corporate Park

BLANCHARDSTOWN CORPORATE PARK



Blanchardstown Corporate Park is Ireland's premier business park and has attracted over 150 companies from Ireland, UK, Central Europe and North America. Companies are attracted by the state of the art buildings, the secure and highly landscaped environment, ease of access and the presence of on-site staff amenities.



A PROVEN
WORLD
CLASS
LOCATION



LOCATION

Access to public transport at Blanchardstown Corporate Park is excellent, with the 40D bus route serving the Park and several other routes linking with the Corporate Park and Blanchardstown Town Centre.



DUBLIN BUS

The 40D bus operates between Parnell Street and Tyrellstown on weekdays, running approximately every 20 minutes.

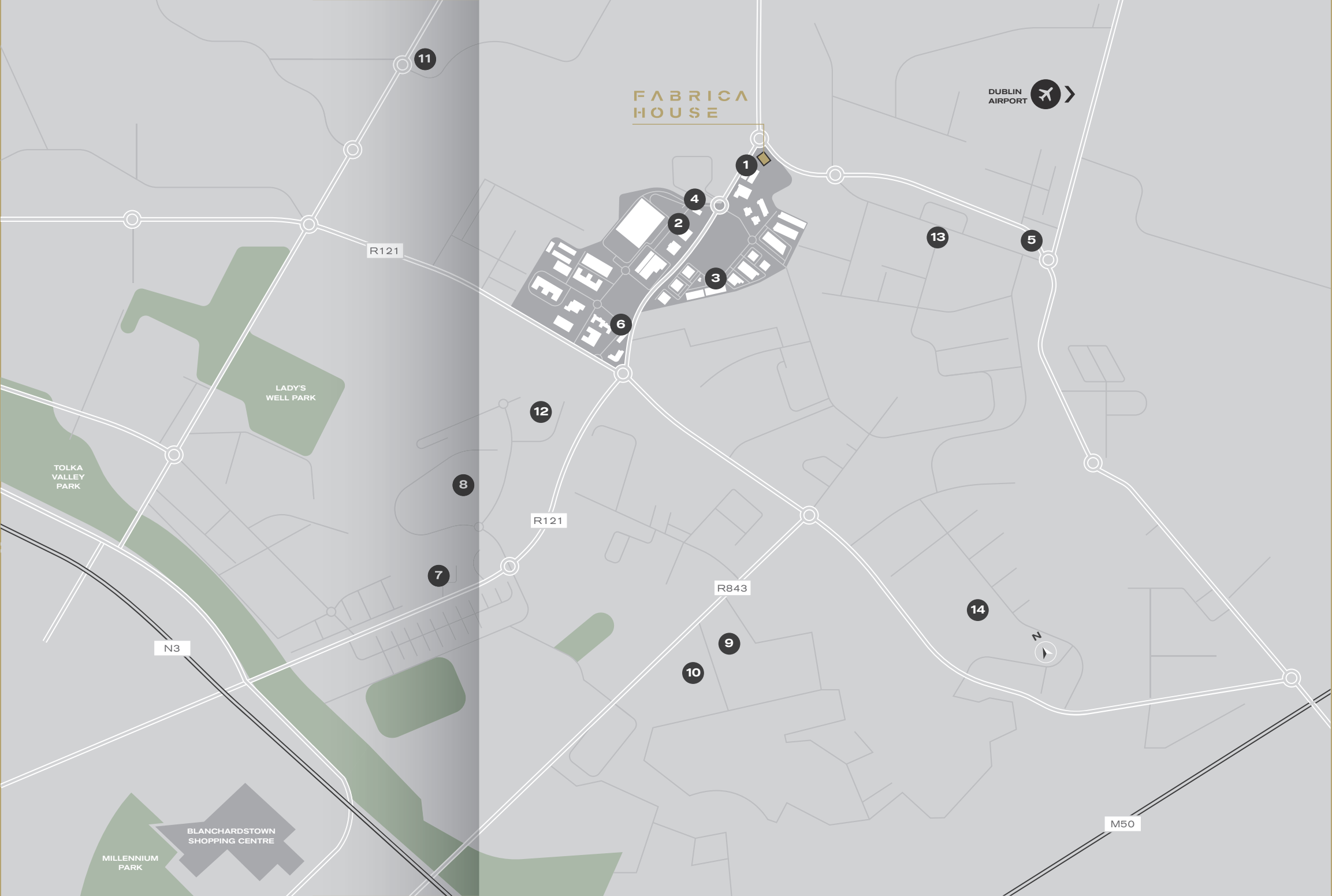
Additional bus services include:

- 38, 38A, 38B – Direct routes to the city centre
- 220 – Local service to Santry and Dublin City University (DCU)
- 236 – Service to Blanchardstown Shopping Centre

NEARBY
AMENITIES

Blanchardstown Corporate Park is strategically located between the M2 & M3 motorways allowing ease of access to either, and onto the M50.

Located within the Dublin Enterprise Zoned and the fastest growing region of Ireland, the area is host to an ever expanding range of nearby amenities and facilities.



AMENITIES

- | | |
|---|---------------------------------|
| 1. Maxol <ul style="list-style-type: none">- Bagel Factory- O'Briens Sandwiches- Insomnia Coffee- Burger King | 2. Fuse Gym & Orani Café |
| | 3. Café Park |
| | 4. Texaco and Centra |
| | 5. Café Java |
| | 6. Giraffe Childcare |

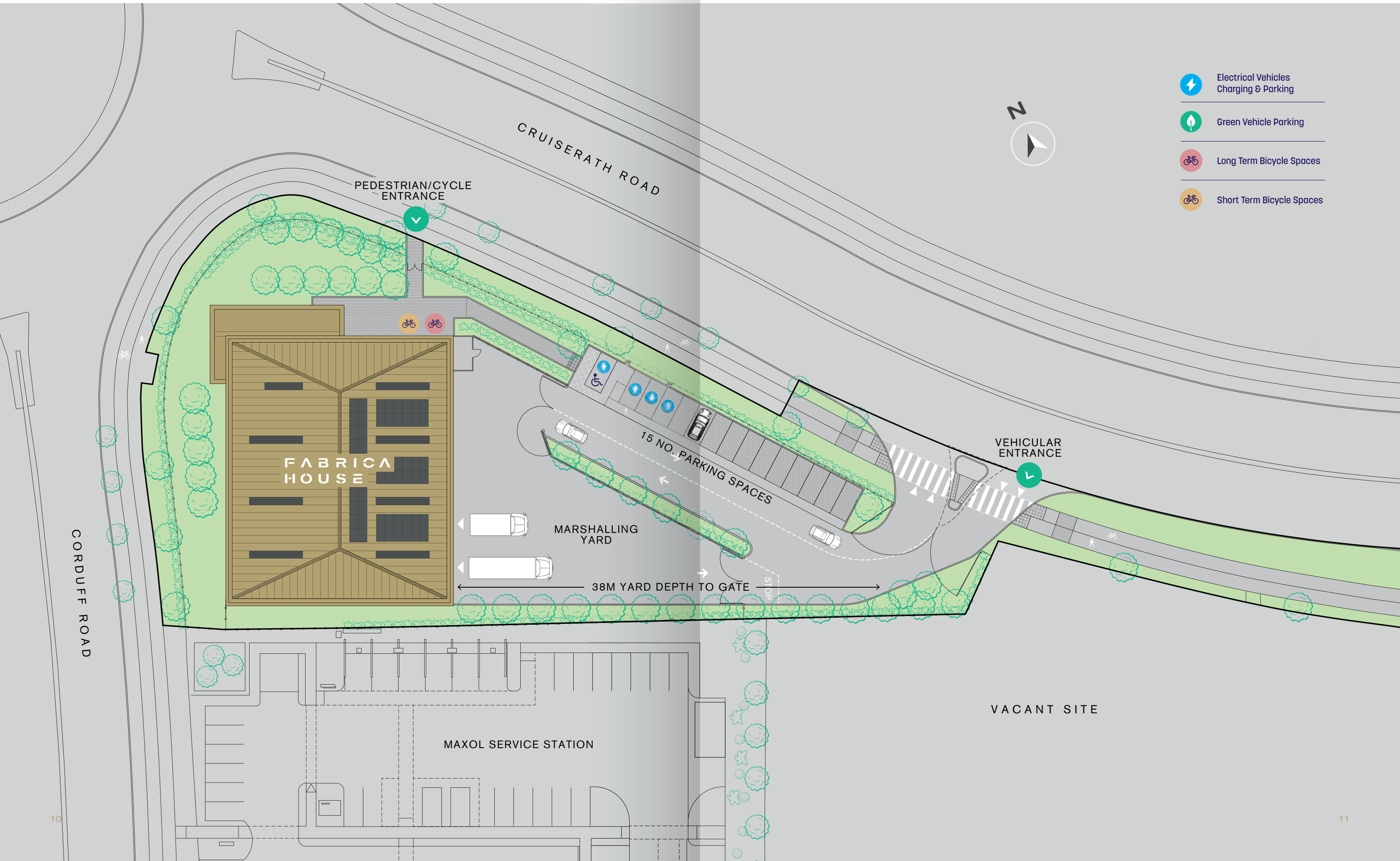
- | |
|---|
| 7. School |
| 8. Technological University Dublin |
| 9. National Sports Campus |
| 10. National Aquatic Centre |
| 11. Carlton Hotel |

BUSINESS PARKS

- | |
|---|
| 12. College Business & Technology Park |
| 13. Northwest Business Park |
| 14. Rosemount Business Park |

- **N3** - 5 MINS
- **N2** - 6 MINS
- **M1** - 11 MINS
- **N4** - 8 MINS
- **N7** - 11 MINS

SITE PLAN



Electrical Vehicles
Charging & Parking



Green Vehicle Parking



Long Term Bicycle Spaces



Short Term Bicycle Spaces

CORDUFF ROAD

CRUISERATH ROAD

PEDESTRIAN/CYCLE
ENTRANCE

FABRICA
HOUSE

MARSHALLING
YARD

38M YARD DEPTH TO GATE

15 NO. PARKING SPACES

VEHICULAR
ENTRANCE

VACANT SITE

MAXOL SERVICE STATION



DESCRIPTION

1,281.3 SQ M (13,791 SQ FT) TOTAL FLOOR AREA	961.3 SQ M (10,347 SQ FT) WAREHOUSE FLOOR AREA	320 SQ M (3,444 SQ FT) OFFICE FLOOR AREA
SUITABLE FOR		
INDUSTRIAL WHOLESALE TRADE MANUFACTURING		

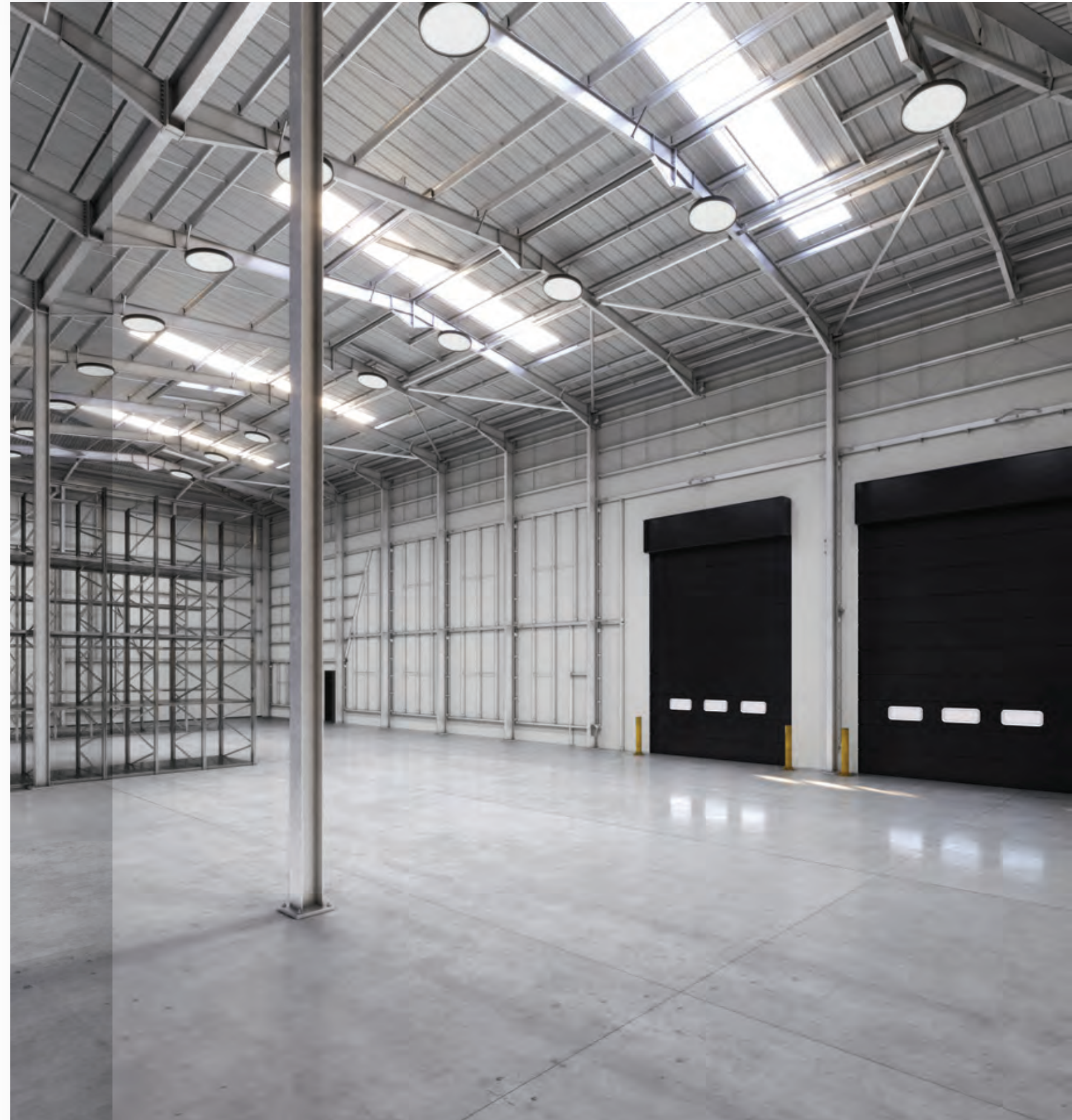
FABRICA HOUSE

2 LEVEL ACCESS DOORS	0.9 ACRES SITE AREA	8.65M approx. CLEAR INTERNAL HEIGHT	40 KN/M2 FLOOR LOADING	100 KVA POWER
15 TOTAL CAR PARK SPACES	4 EV CAR PARKING SPACES	1 ACCESSIBLE CAR PARKING SPACES	22 BICYCLE SPACES	1 MOTORBIKE PARKING SPACES



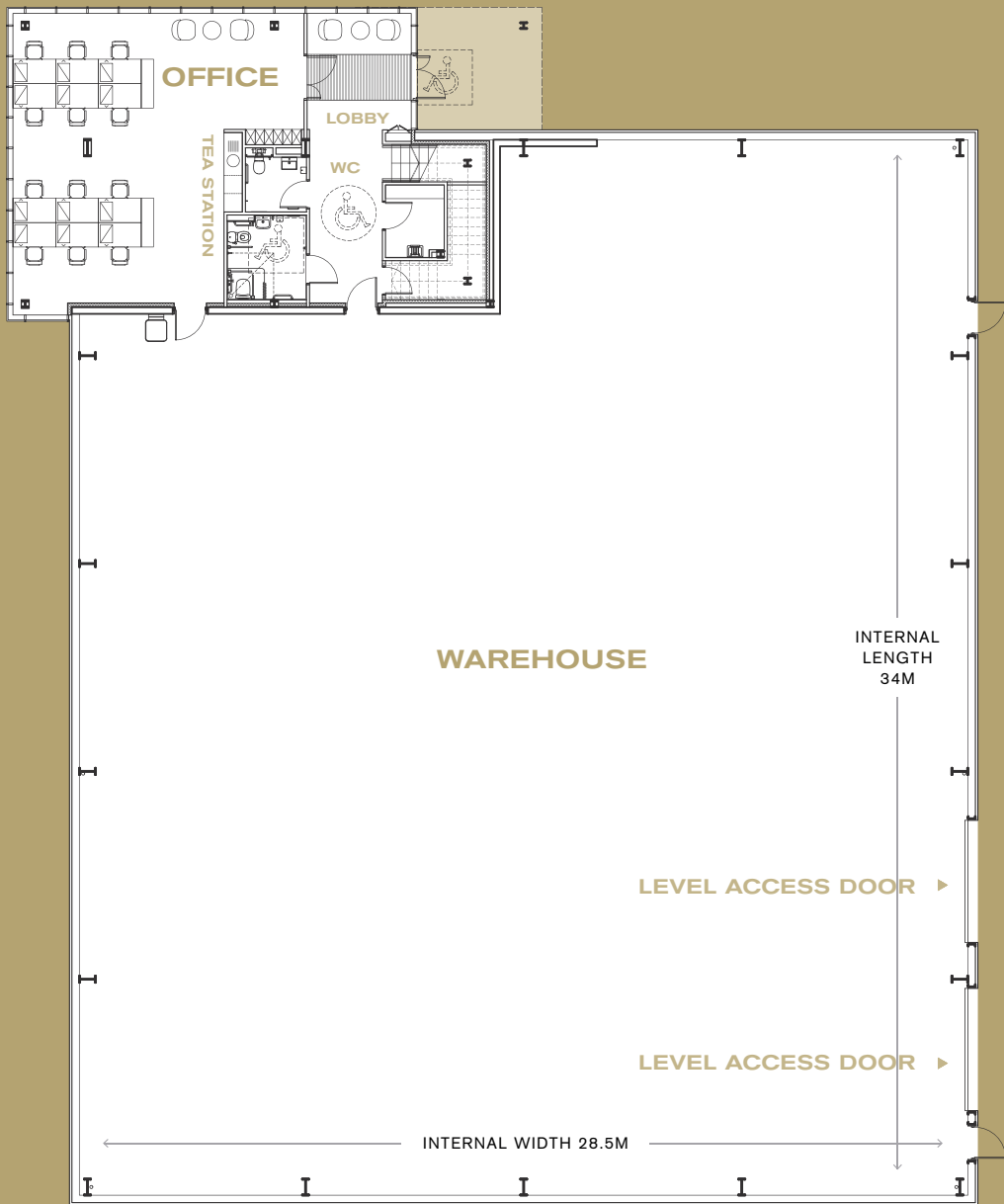


Fabrica House is designed to set a new benchmark for quality. Internally, the building will deliver a best-in-class specification, with high-performance glazing that floods the office spaces with natural light. A state-of-the-art VRF air-conditioning system will provide efficient heating and cooling, ensuring year-round comfort. Targeting LEED Gold certification and an A3 Building Energy Rating, Fabrica House is engineered to be a healthy, energy-efficient, and low-carbon workplace – supporting both sustainability goals and occupant wellbeing.





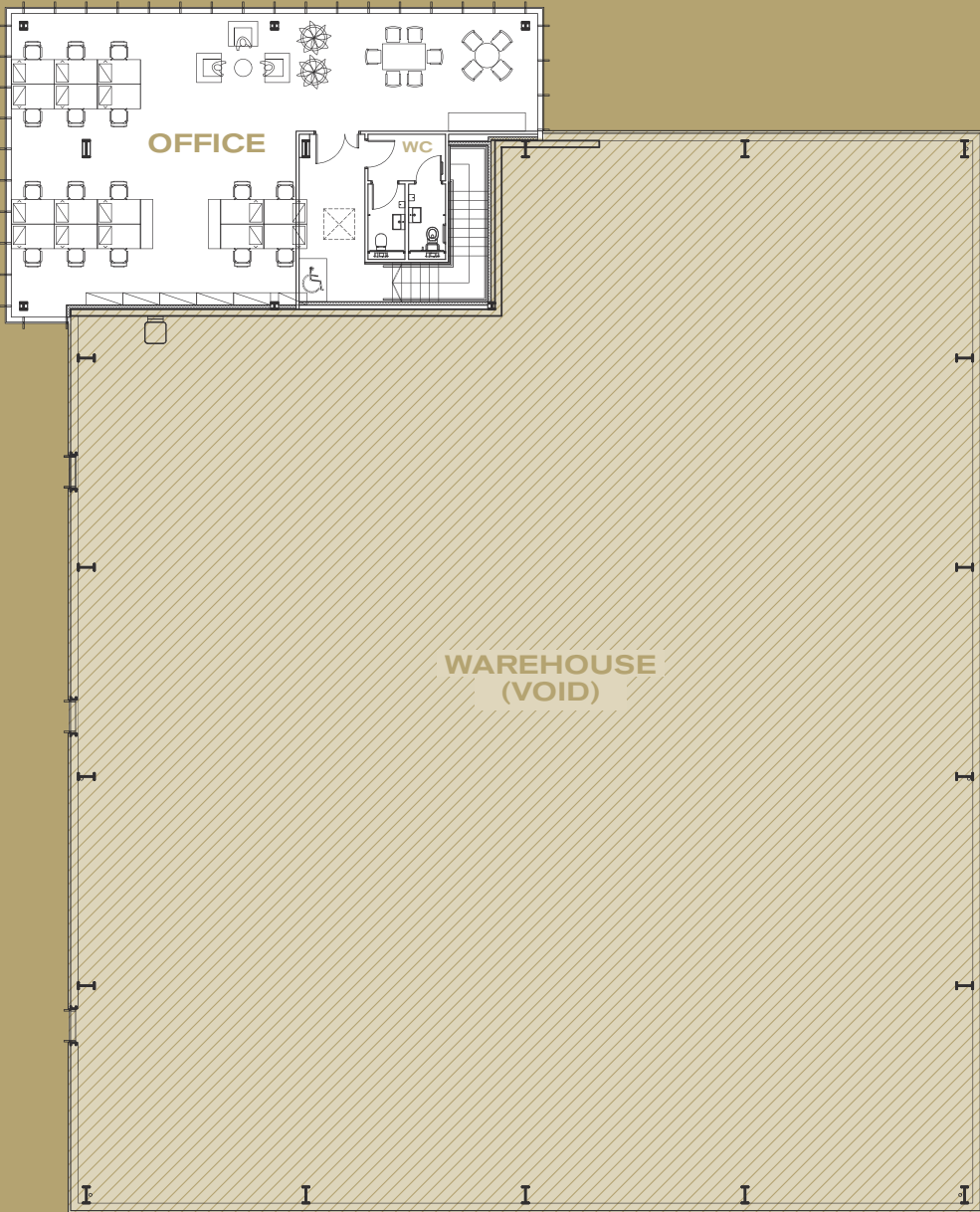
FLOOR PLANS



GROUND FLOOR

WAREHOUSE	961.3 SQM
OFFICE*	151.6 SQM
TOTAL	1,112.9 SQM

* Including entrance lobby, toilets, tea station & stairs



FIRST FLOOR

OFFICE*	168.4 SQM
TOTAL	168.4 SQM

* Including entrance lobby, toilets, tea station & stairs

THE DEVELOPER



CHANNOR REAL ESTATE GROUP

Since 1990, Channor Real Estate Group has been specialising in delivering high-quality property developments from inception to long-term management. With deep industry expertise and a commitment to excellence in design, planning, and stewardship, we create enduring places built to perform and thrive.

Channor Real Estate Group is a member of the Irish Green Building Council, Ireland's leading non-profit organisation dedicated to promoting sustainable construction and the decarbonisation of the built environment.





PROFESSIONAL TEAM

Developer	Channor Real Estate Group
Main Contractor	Channor Construction
Architect	TOT Architect
Structural & Civil Engineers	DFK
M&E Engineers	Parkbourne
LEED Consultant	Meehan Green
Planning Consultant	Tom Philips & Associates
Legal	AMOSS

JOINT AGENTS



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