

# FABRICA HOUSE

BLANCHARDSTOWN  
CORPORATE  
PARK



INDUSTRIAL | WHOLESALE | TRADE | MANUFACTURING

W H E R E   B U S I N E S S   M E E T S   T H E   S P O T L I G H T





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

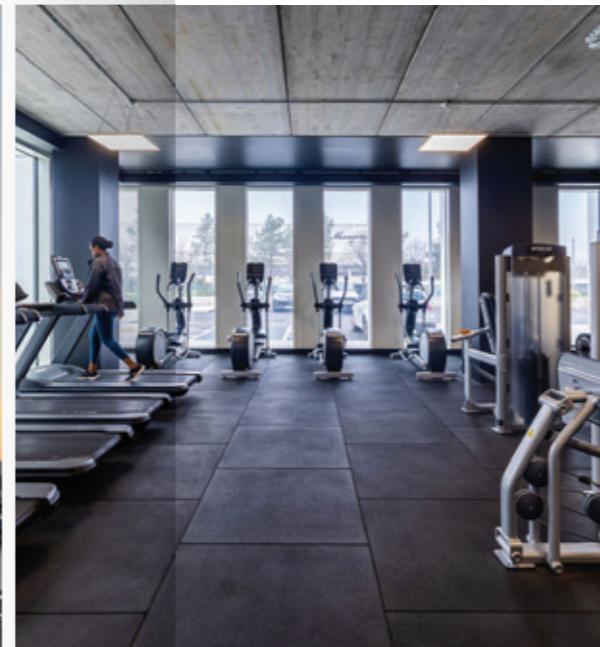
					
<b>EXCELLENT LOCATION</b>  Located at Blanchardstown Corporate Park, Northwest Dublin's highest quality business park	<b>LARGE MULTI-USE SPACE</b>  0.9 acre site area, 8.65m clear internal height to eaves	<b>HIGH CONNECTIVITY</b>  Easy access to M2, M3 & M50	<b>CLOSE TO THE AIRPORT</b>  15 minute drive to Dublin Airport	<b>CLOSE TO CITY CENTRE</b>  15 minutes to Port Tunnel	<b>LARGE CATCHMENT</b>  1.4 million people within 30 minute drive of Blanchardstown Corporate Park
2					3



## 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.

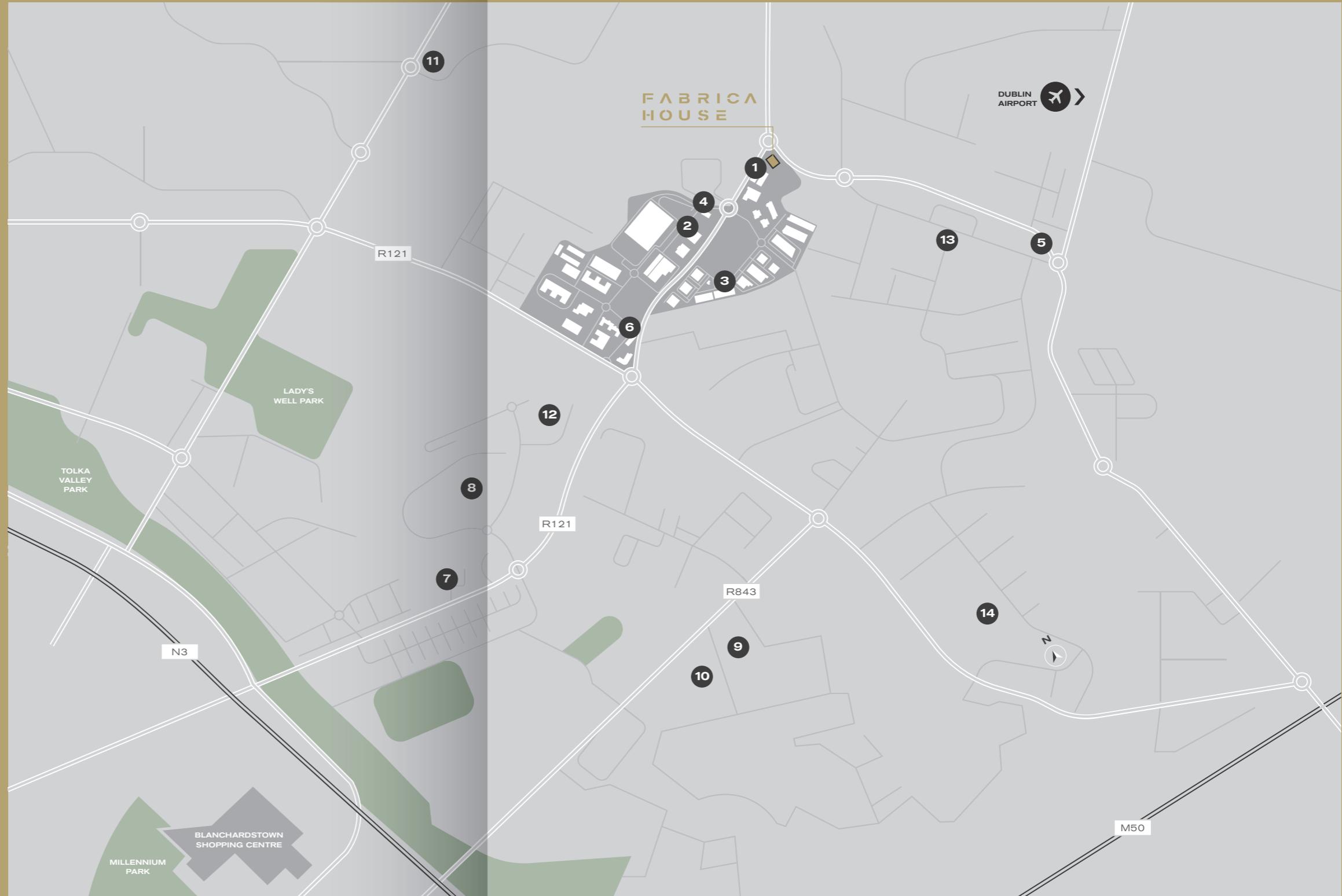
Additional bus services include:

- 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	2. Fuse Gym & Orani Café
- Bagel Factory	3. Café Park
- O'Briens Sandwiches	4. Texaco and Centra
- Insomnia Coffee	5. Café Java
- Burger King	6. Giraffe Childcare

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

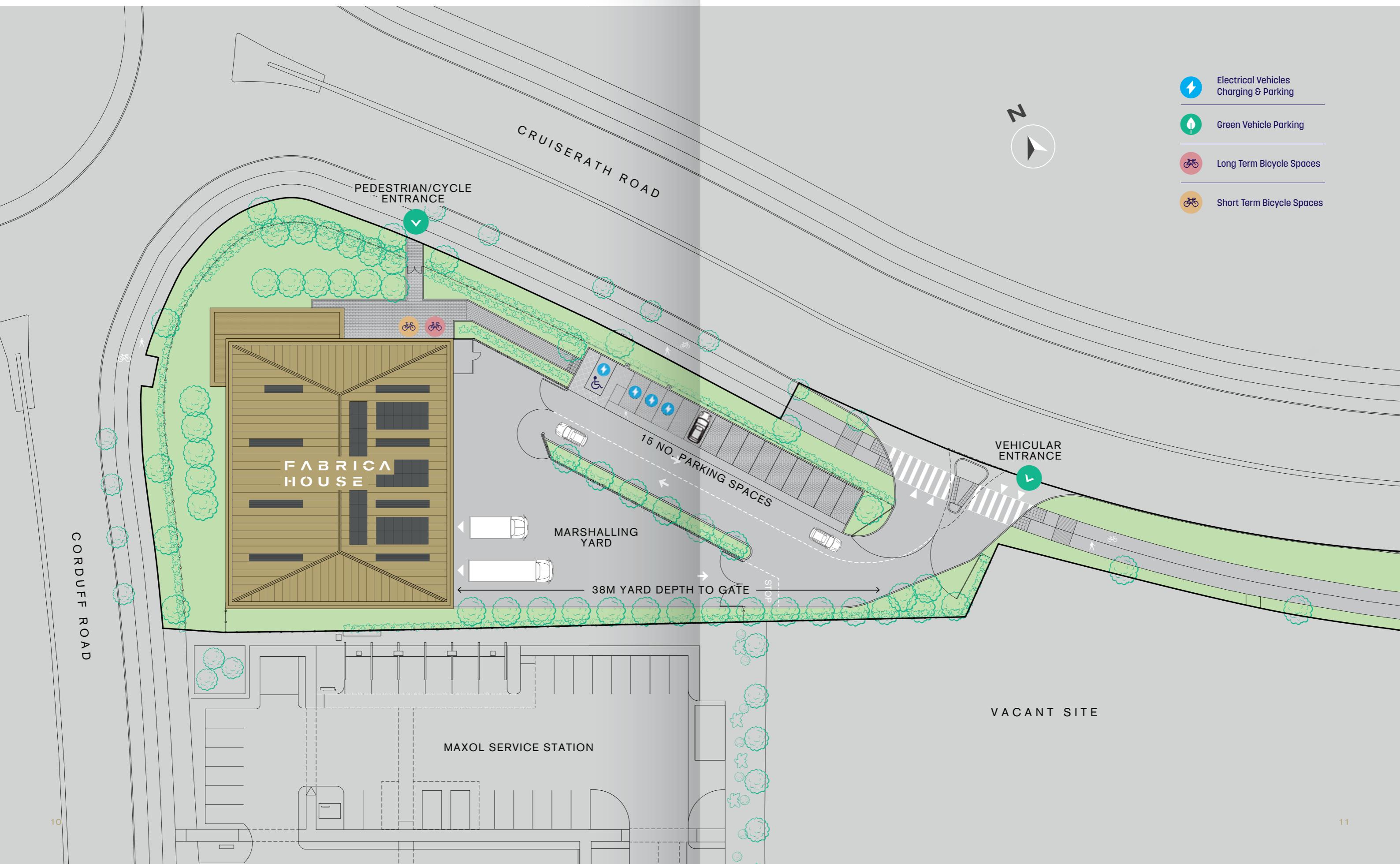
### BUSINESS PARKS

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



## S I T E P L A N





## 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

S U I T A B L E   F O R

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

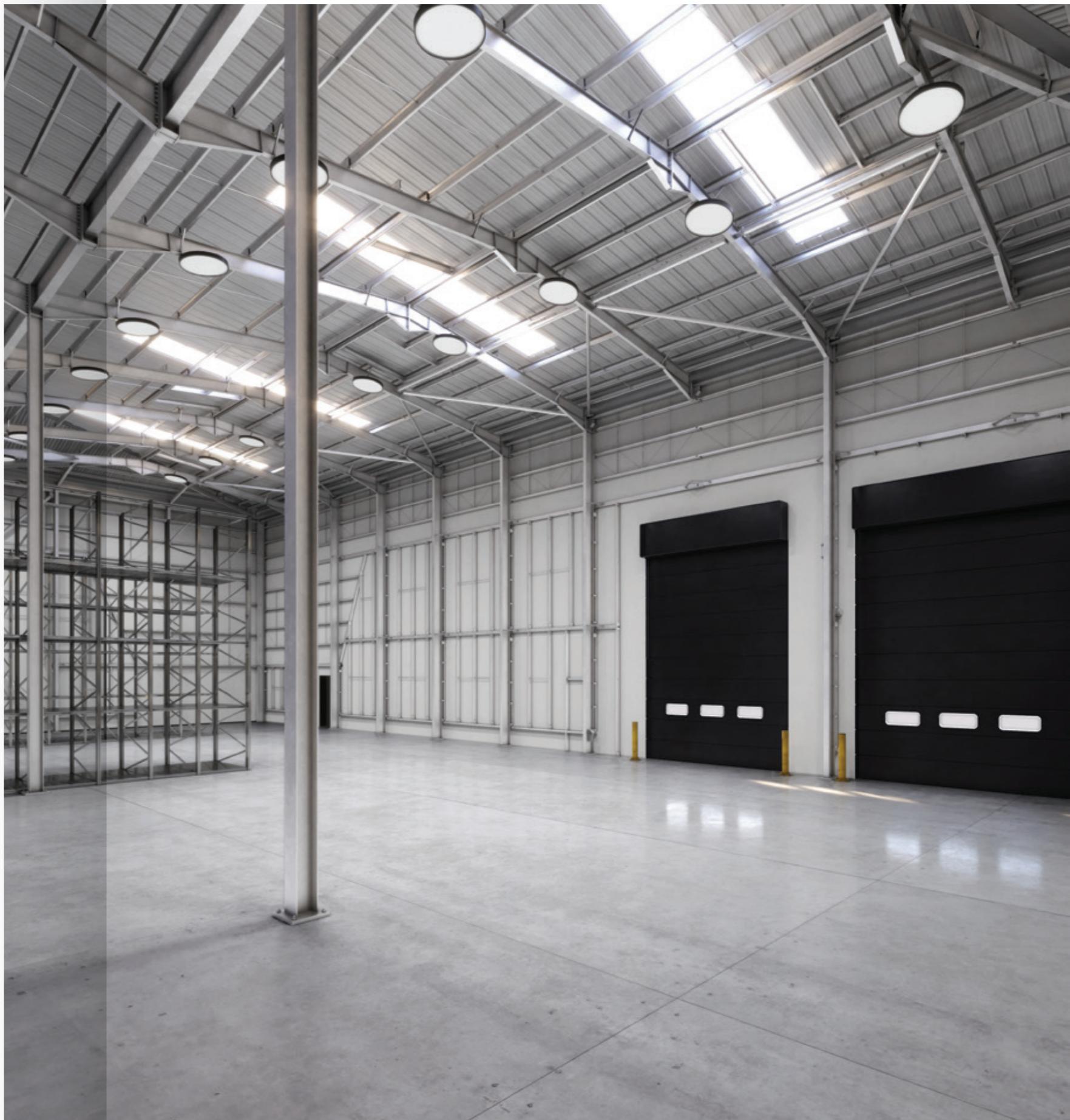




Fabrica House is designed to set a new benchmark for quality. Internally, the building will deliver a best-in-class specification, with high-performance glazing that floods the office spaces with natural light. A state-of-the-art VRF air-conditioning system will provide efficient heating and cooling, 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.

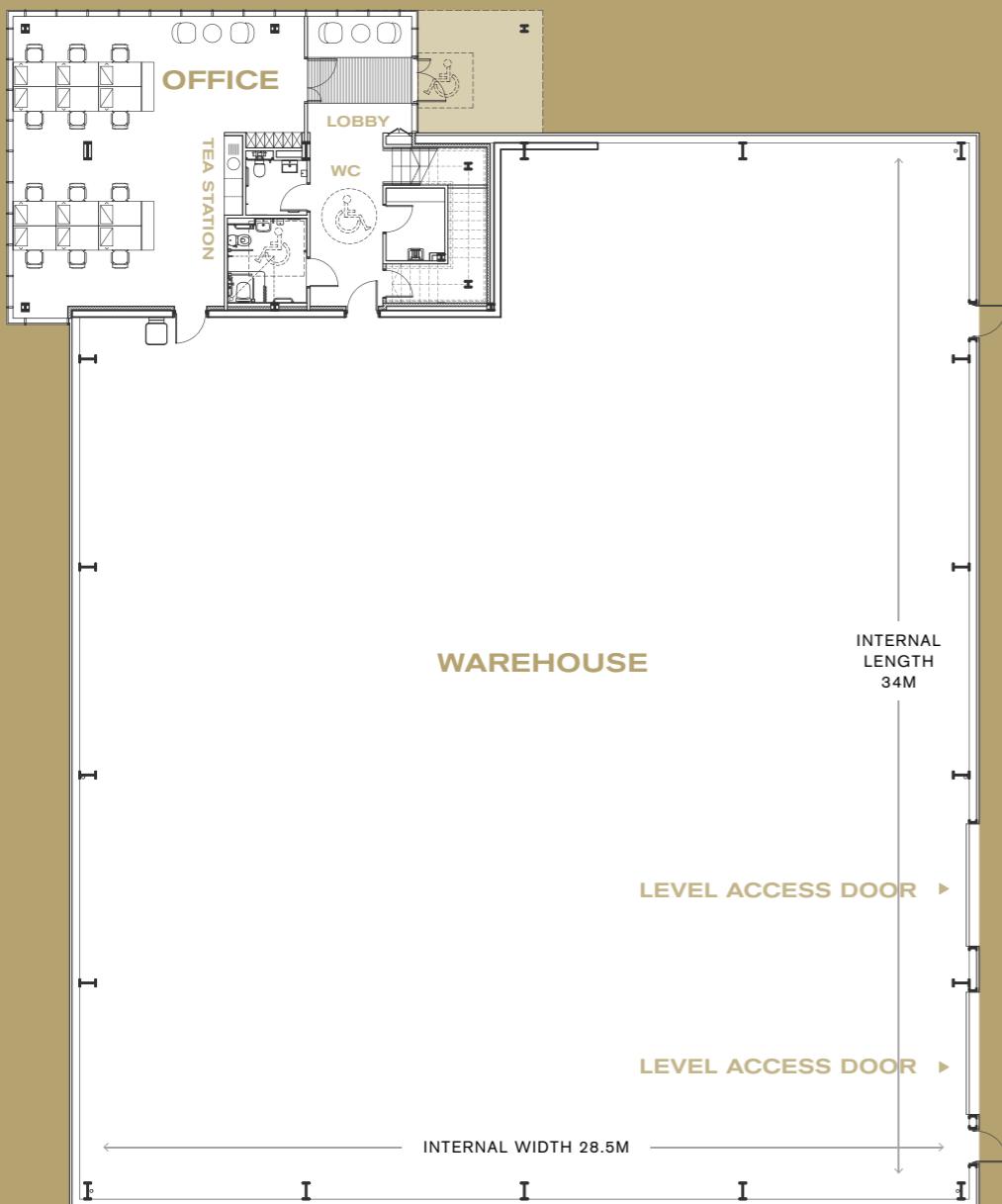


BER>A3





## FLOOR PLANS



## GROUND FLOOR

WAREHOUSE	961.3 SQM
OFFICE*	151.6 SQM
<b>TOTAL</b>	<b>1,112.9 SQM</b>

\* Including entrance lobby, toilets, tea station & stairs



## FIRST FLOOR

OFFICE*	168.4 SQM
<b>TOTAL</b>	<b>168.4 SQM</b>

\* 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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**CHANNOR**  
REAL ESTATE GROUP