

# 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:

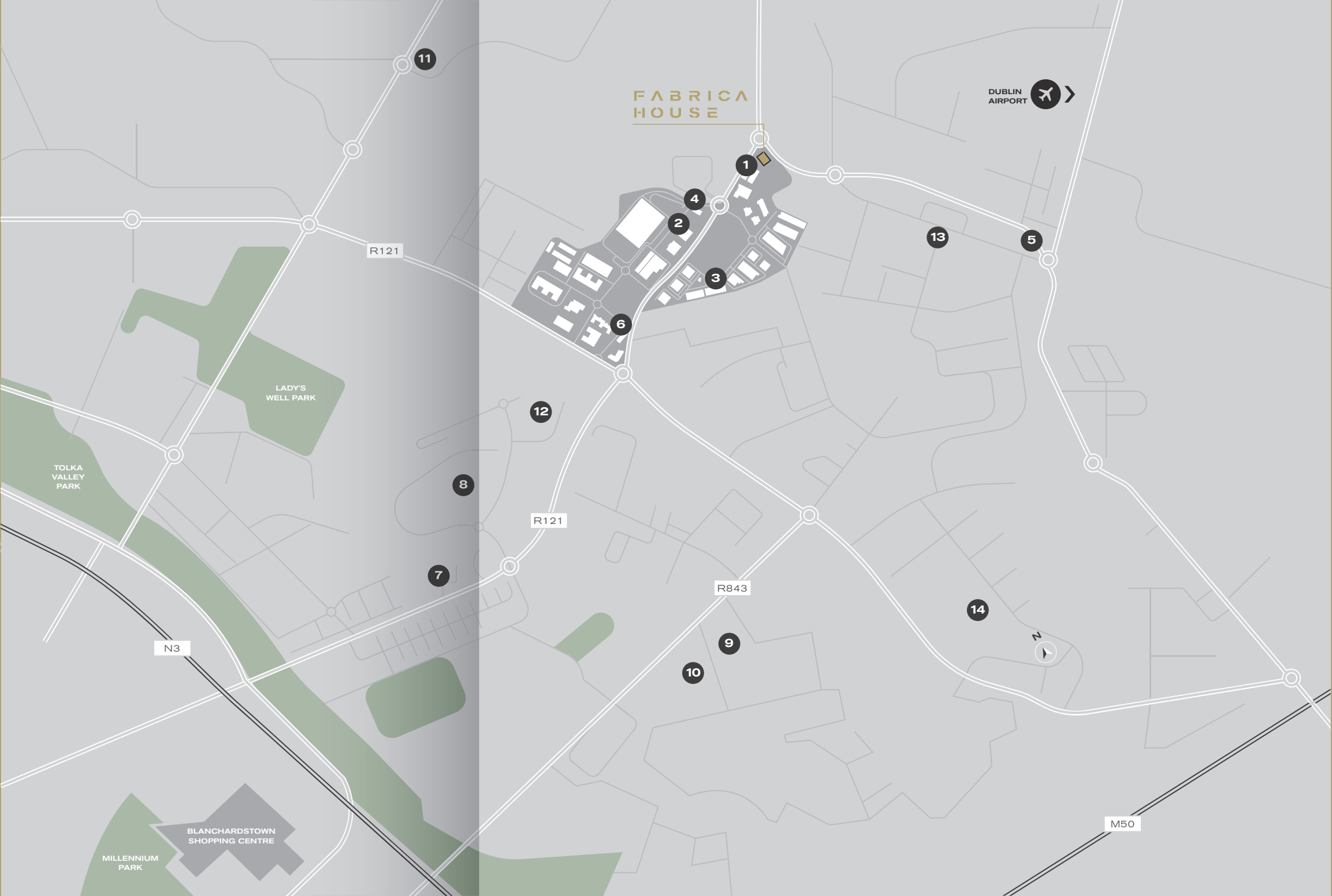
- 38, 38A, 38B – Direct routes to the city centre
- 220 – Local service to Santry and Dublin City University (DCU)
- 236 – Service to Blanchardstown Shopping Centre



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

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

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

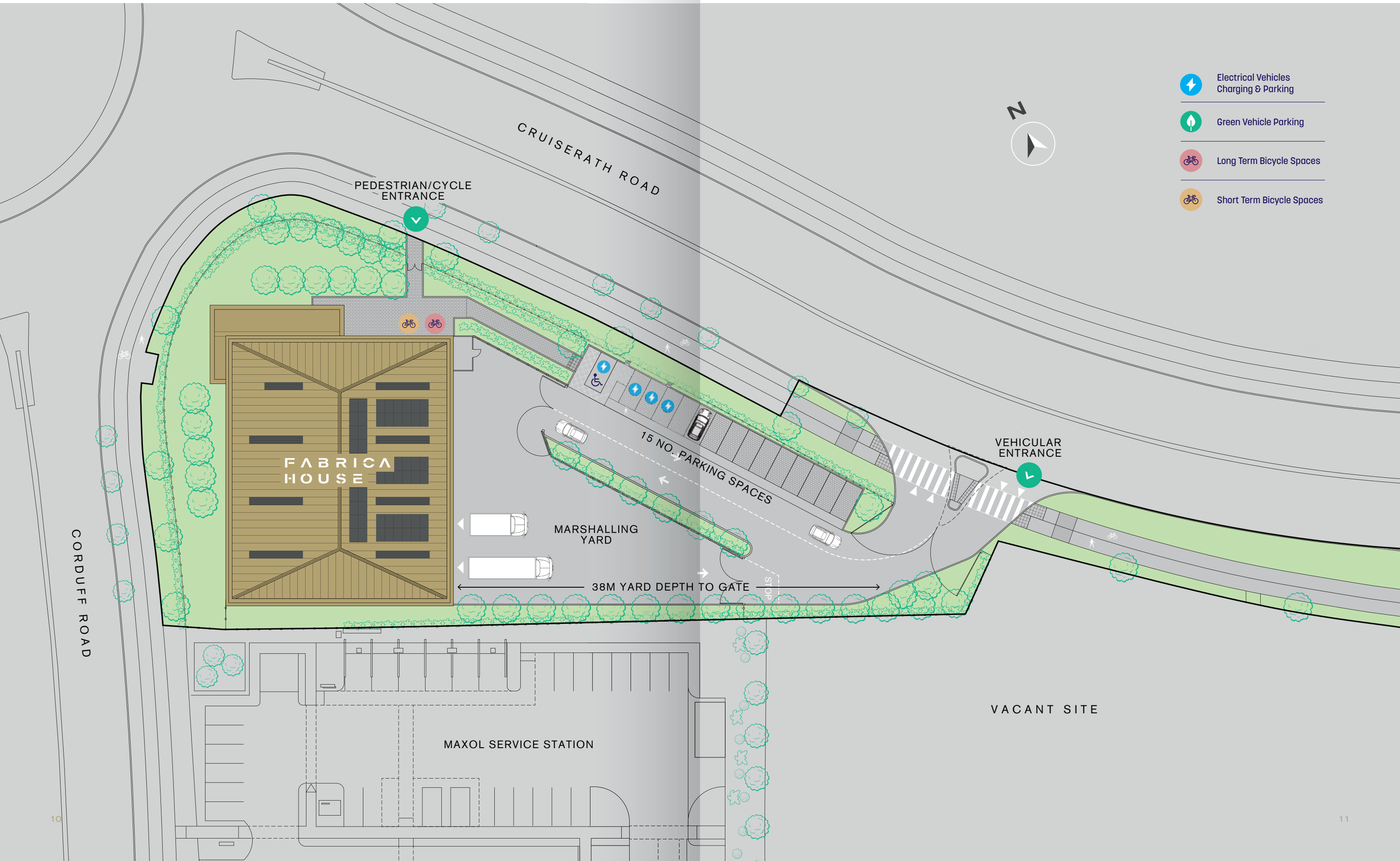
BUSINESS PARKS





- |   |
|---|
| <b>12.</b> College Business & Technology Park |
| <b>13.</b> Northwest Business Park            |
| <b>14.</b> 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





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

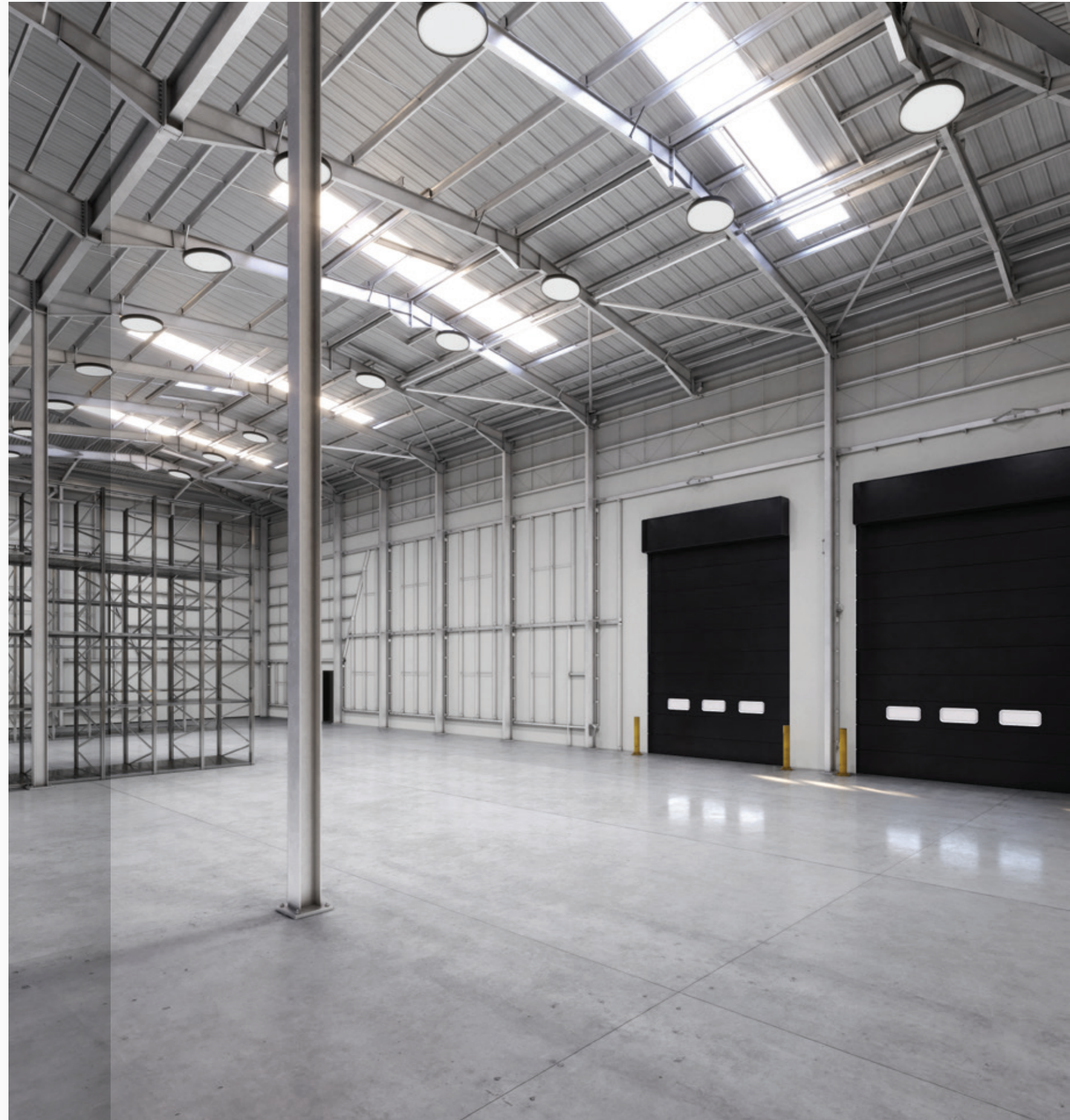
2 LEVEL ACCESS DOORS	0.9 ACRES SITE AREA	8.65M approx. CLEAR INTERNAL HEIGHT	40 KN/M2 FLOOR LOADING	100 KVA POWER
15 TOTAL CAR PARK SPACES	4 EV CAR PARKING SPACES	1 ACCESSIBLE CAR PARKING SPACES	22 BICYCLE SPACES	1 MOTORBIKE PARKING SPACES







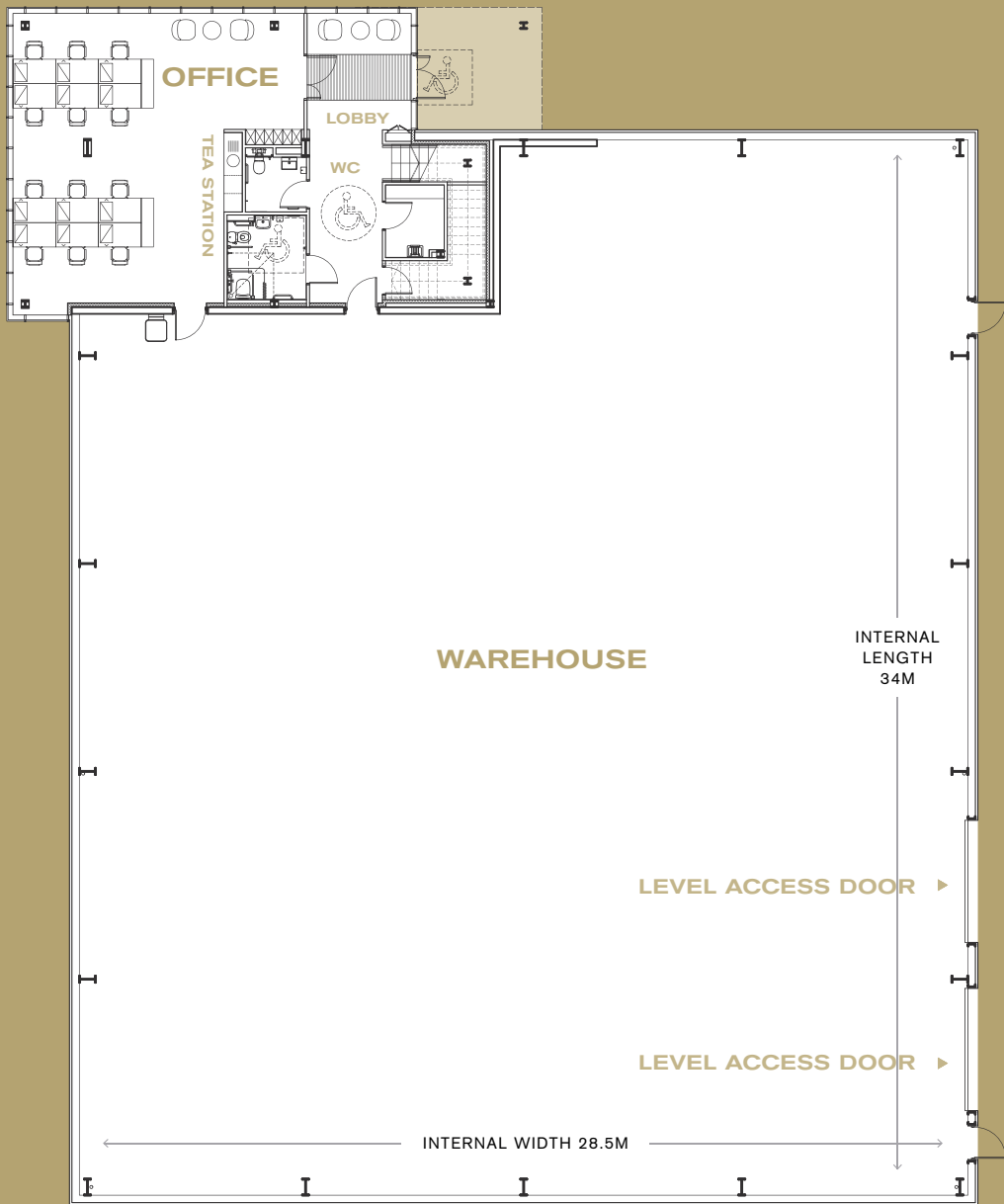
Fabrica House is designed to set a new benchmark for quality. Internally, the building will deliver a best-in-class specification, with high-performance glazing that floods the office spaces with natural light. A state-of-the-art VRF air-conditioning system will provide efficient heating and cooling,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







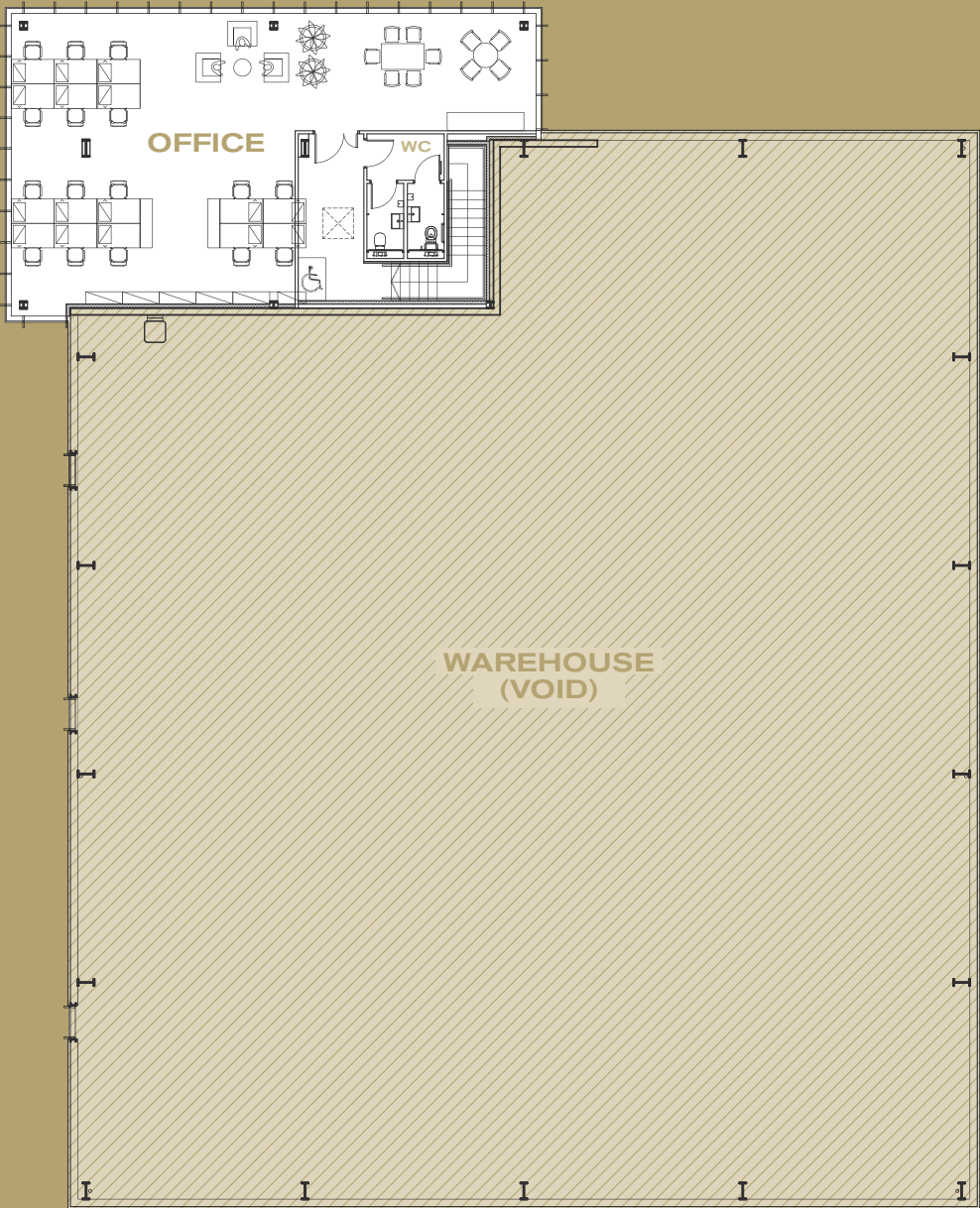
FLOOR PLANS



GROUND FLOOR

WAREHOUSE	961.3 SQM
OFFICE*	151.6 SQM
<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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