

## To Let (on flexible terms)

Unit 1A Blanchardstown Corporate Business Park, Blanchardstown, Dublin 15

Excellent opportunity to acquire an exceptional HQ facility



- Superb property comprising of quality two storey office accommodation to the front elevation extending to approx. 846 sq m (9,106 sq ft) and an excellent warehouse area extending to approx. 746 sq m (8,025 sq ft) with rear workshop space of approx. 209 sq m (2,250 sq ft)
- Vehicular access to the rear of the facility via a full height loading door along with a dock leveller.
- Office accommodation finished to a high standard with suspended ceilings, incorporating recessed box lighting with painted walls throughout and raised access floors at first floor level.
- Approx. 20 car parking spaces to the front of the building with additional car parking to the rear.





## Location

- Blanchardstown Corporate Park is strategically located approx. 11 km northwest of Dublin City Centre.
- This premier park is renowned for its state of the art telecommunication links and high profile occupiers such as Ebay and Musgraves.
- The interchange of the Navan Road (N3) and the Northern Cross section of the M50 motorway is situated approx. 4.8 km from the park, providing rapid access to Dublin Airport and all main arterial routes from Dublin.
- The estate is easily accessible to the Port Tunnel which runs from the port to the M50 motorway via the M1 underlying the importance of being located on the Northern Section of the M50.





## Accommodation

Description	Sq m	Sq ft
<b>Warehouse</b>	746	8,025
<b>Ground floor offices/showrooms</b>	420	4,521
<b>Ground floor workshop/stores</b>	209	2,250
<b>First floor offices</b>	426	4,585
<b>Total</b>	1,801	19,381
<b>Mezzanine</b>	402	4,322
<b>Site Area (approx.)</b>	0.28 ha	0.70 ac

### Warehouse

The warehouse extends to approx. 746 sq m (8,025 sq ft) and benefits from a logical and functionally installed Dexion racking system which provides capacity for approx. 850 pallets. Additionally, the warehouse comes complete with a multi-angle laser guided forklift system.

The warehouse includes a superior quality mezzanine which extends to approx. 402 sq m (4,332 sq ft). The metal deck roof incorporates translucent panels which provides for ample natural lighting. Both the warehouse and mezzanine are fitted with extensive strip lighting.

Located to the rear of the warehouse is a large air conditioned workshop area. Loading access is provided by means of one dock leveller and one full height roller shutter door, complete with integrated vision panel.



The warehouse also benefits from a reinforced concrete floor with power floated finish. In addition, the concrete flooring has been coated with an industrial epoxy resin which gives a hard wearing resistant finish.

### Offices

The main entrance is via a lobby area on the ground floor. The ground floor consists of a large carpeted showroom extending to approx. 173 sq m (1,862 sq ft), offices, canteen area and locker rooms.

First floor consists of mainly an open plan office / reception layout with approx. 6 cellular offices arranged around the large central office area. This floor also contains a fully fitted canteen area. The offices are fitted out to an exceptional standard including plastered and painted walls, air conditioning, suspended ceilings incorporating recessed box lighting and carpeted floors.





## Services

We understand that all mains services are available and connected to the property.

## Inspections

All inspections are strictly by appointment with the joint agents.

## Lease Terms

Flexible Lease Terms available

## Rates

The rates payable for 2015 are approx. €26,452.80.



**Joint Letting Agents:**  
Industrial Department  
Savills  
33 Molesworth Street  
Dublin 2  
[savills.ie](http://savills.ie)

**Gavin Butler**  
01 618 1340  
[gavin.butler@savills.ie](mailto:gavin.butler@savills.ie)  
PSRA: 002233 – 002934

**Richard Fleming**  
01 618 1423  
[richard.fleming@savills.ie](mailto:richard.fleming@savills.ie)  
PSRA: 002233 – 005538

**Niall Woods**  
01 618 1725  
[Niall.woods@savills.ie](mailto:Niall.woods@savills.ie)  
PSRA: 002233 – 005752

Industrial & Logistics  
CBRE  
3<sup>rd</sup> Floor  
Connaught House  
1 Burlington Road  
Dublin 4  
[cbre.ie](http://cbre.ie)

**Jarlath Lynn**  
01 618 5728  
[jarlath.lynn@cbre.com](mailto:jarlath.lynn@cbre.com)  
PSRA: 001528 – 001785

**John Reynolds**  
01 618 5514  
[john.reynolds2@cbre.com](mailto:john.reynolds2@cbre.com)  
PSRA: 002978 - 005254

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