

TO LET

Warehouse space at Lyncon Court,
Blanchardstown Business and Technology Park,
Snugborough Road,
Blanchardstown, Dublin 15



savills

- Excellent hi-bay warehouse facility of approx. 6,476 sq. m.
- Situated in a low density, highly landscaped parkland setting with excellent access to the M50.

Location

Blanchardstown Business and Technology Park is located on the western side of Snugborough Road, approx. 1 km northeast of its junction with the Navan Road (N3) and approx. 9km northwest of Dublin city centre. The Park benefits from good access to the M50 motorway via both the Navan Road (N3) and the new M2, providing rapid motorway access from Bray to Coolock and to Dublin Airport, Dublin Port Access Tunnel and to all the main arterial routes from the city.

The park is also located within close proximity of many amenities including Blanchardstown Town Centre, Tyrellstown Town Centre and Golf Club, the National Aquatic Centre and Blanchardstown Institute of Technology.



Description

Lyncon Court is a superb warehouse and office facility situated in a low density, highly landscaped parkland setting. The property has enormous potential for future expansion (subject to planning permission).

The warehouse section of the facility is currently available and is of metal frame construction incorporating a felt covered metal deck roof. There are concrete block walls to a height of approx. 2.2 metres with insulated cladding over and a sealed concrete floor. Loading access is via four automated dock levellers with tailgate loading and two automated ground level roller shutter doors. The eaves height ranges from 7m up to 15m and the warehouse is fitted with oil fired warm air blowers, high bay sodium lighting, three-phase power and two storey ancillary offices of approx. 732 sq.m.

Accommodation

Approx. gross external floor areas:

Warehouse	5,744 sq. m.
Warehouse Offices	732 sq. m.
Total	6,476 sq. m.

BER Rating

Rating: F
BER No. 800047995
Energy Performance Indicator:
702.05 kWh/m²/yr 2.65

Services

All mains services are provided and connected to the property. There is a sprinkler system throughout the building and the property is fully alarmed.

Inspection

Strictly by appointment with Savills.



Agents

Savills Industrial Division
33 Molesworth Street
Dublin 2

Tel: 016181300
www.savills.ie
industrial@savills.ie
Contact: Gavin Butler