



Unit 15/16, Block 8A, Blanchardstown Corporate Park, Dublin 15

- End of Terrace Office Unit
- c. 625 sq. m. (c. 6,736 sq. ft.) + 20 Cars
- Flexible Leasehold
- Undergoing Refurbishment Program



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AGNEW**

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**TO
LET**

LOCATION

Blanchardstown Corporate Park sits directly on the N2/N3 link road providing easy access to Blanchardstown Town Centre and Dublin City Centre.

Dublin Airport is situated 4km away from the Corporate Park and is in close proximity to the M1 Motorway linking Dublin with Belfast.

Occupiers include international giants such as IBM, West Pharma and Iron Mountain while Dunnes Stores, Glenbeigh Records Management, Helsinn and Bristol – Myers Squibb can also be found in the Corporate Park.

DESCRIPTION

The property comprises an end of terrace business unit consisting of two-storey office accommodation with a mix of open plan and cellular offices.

Units 15 & 16 have the benefit of 20 marked car parking spaces to the front and side of the premises.

The units are of concrete construction with double glazed windows to the front and the side of the building. Concrete floors and wall mounted air conditioning are also present.

FEATURES INCLUDE

- Refurbishment Program
- LED Lighting
- Open Plan & Cellular Office
- Air Conditioning
- Carpeted Floors
- Suspended Ceilings
- Kitchenette
- Shower

ACCOMMODATION

GIA	sq. m.	sq. ft.
Ground Floor	312.9	3,368
First Floor	312.9	3,368
Total	625.8	6,736

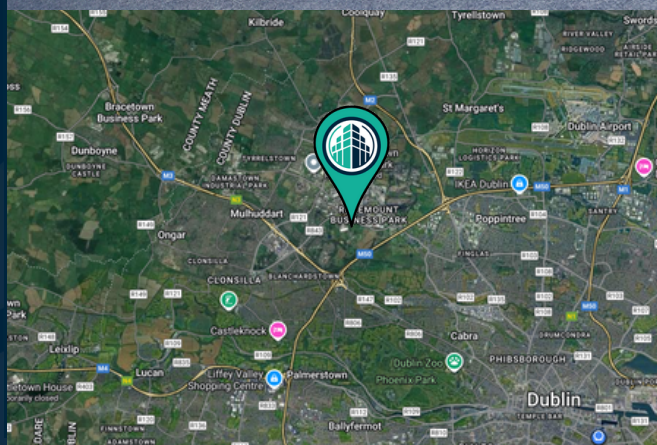
All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence

RATES 2024: c. €16,720 p.a.

SERVICE CHARGE: c. €2,297 p.a.

INSURANCE: c. €1,995 p.a.

BER D1 No. 800917197/321.22 kWh/m2/yr



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