

LYNCON COURT

TO LET

6,476 sq m
(69,707 sq ft)

BLANCHARDSTOWN BUSINESS & TECHNOLOGY PARK | D15 N283



savills

BER F

High-bay logistics facility extending to approx. 6,476 sq m (69,707 sq ft) in a well-established and highly accessible industrial location



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LOCATION

The property is located within Blanchardstown Business and Technology Park, approximately 9 km northwest of Dublin City Centre.

The park is situated on Snugborough Road, approximately 1.9 km from the N3 (Navan Road) and within close proximity of Junctions 5 & 6 on the M50 motorway, providing direct access to Dublin Airport, the Port Tunnel, and the national road network.

The surrounding area is well served by public transport and benefits from close proximity to Blanchardstown Town Centre and a range of established amenities.

	APPROX. DISTANCE (KM)	APPROX. DRIVE TIME (MINS)
N3	1.9	4
M50	3.3	5
AIRPORT	14.2	14
PORT TUNNEL	15.2	14
DUBLIN PORT	21.2	18

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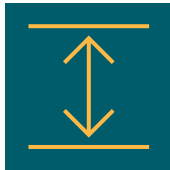


DESCRIPTION

Warehouse



High-bay warehouse extending to approx. 5,744 sq m (61,828 sq ft).



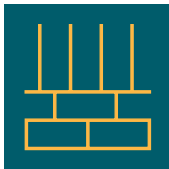
Clear internal height ranging from approximately 7m to 15m.



Suitable for modern logistics, warehousing and distribution operations.



Metal frame construction.



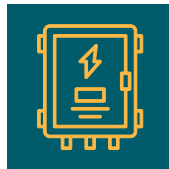
Concrete block walls to a height of approx. 2.2 metres with insulated cladding over and a sealed concrete floor.



4 no. dock levellers.



2 no. ground-level roller shutter doors.



Three-phase power supply.

Offices



Ancillary office accommodation extending to approx. 732 sq m (7,879 sq ft).



Integrated within the overall facility to support warehouse operations.



Good quality partitioned and open plan first floor offices including suspended ceilings with recessed lighting, carpets, and electric storage heating.



Ground floor offices require upgrading.

Schedule of Accommodation

ACCOMMODATION	SQ FT	SQ M
WAREHOUSE	61,828	5,744
OFFICE	7,879	732
TOTAL	69,707	6,476



FURTHER INFORMATION

Inspections

All inspections are strictly by appointment through the sole agent, Savills.

Rates

The rateable valuation is €407,000.00. The rates payable for 2026 are approx. €76,031.

Service Charge

The service charge budget for 2026 is approx. €48,794.90.

Rent

On Application



CONTACTS

For Further Information or to arrange an inspection, please contact:

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