



JONES LANG
LASALLE®

For Sale/To Let

Capital Markets

Advisory

Office Agency

Retail Agency

Industrial Agency

Project Management

Property Management

Occupier Services

Quality Enterprise Units

Blanchardstown Corporate Park Phase 2
Blanchardstown
Dublin 15

195 m² to 1,088 m²

Quality light industrial units built using a structural precast concrete portal frame construction with 20cm thick adjoining party walls.

Office walls fitted with dado box trunking for distribution of power and data cabling.

Eaves height 6.5 metres.

Jones Lang LaSalle

Woody O'Neill / Greg Clarke / Nigel Healy

01 673 1600

e-mail: nigel.healy@eu.jll.com

woody.oneill@eu.jll.com

greg.clarke@eu.jll.com

www.joneslanglasalle.ie

Industrial Property

Location

- Located close to the Ballycoolin Road, Blanchardstown Corporate Park is 1.6 km north of Blanchardstown town centre and 10km northwest of Dublin city centre
- The corporate park is bordered by three key road arteries (N2), (N3) and (M50)
- Premises are a mere 15 minute drive from Dublin international airport and the newly opened Port Tunnel
- Dublin Bus 40D service runs regularly to and from Dublin city centre and the corporate park operates a private express bus at peak times serving the local Irish RailStops, Blanchardstown town centre and Dublin city and suburbs

Description

- This exciting new development has been designed to the highest standards within a secure corporate and landscaped environment
- All units in Block F, G & H will be superbly finished and have excellent access, parking and loading facilities
- Each unit offers spacious warehouse accommodation with a clear internal eaves height of approximately 6.5 metres

Outline Specification

- External walls generally comprise a 45mm thick kingspan ks 900mm (mini micro) insulated composite wall cladding system
- Buildings are roofed with a kingspan ks100 RW insulated composite roof cladding system
- Roof lights equivalent to 10% of warehouse floor area
- A three phase and single phase power supply shall be provided next to the distribution board in each warehouse
- Pre wired for the installation of an intruder alarm by occupant

Accommodation

Units will range from 195 m² to 1,088 m² please see attached pricing and availability schedule.

Services

All main services are available including three phase power.

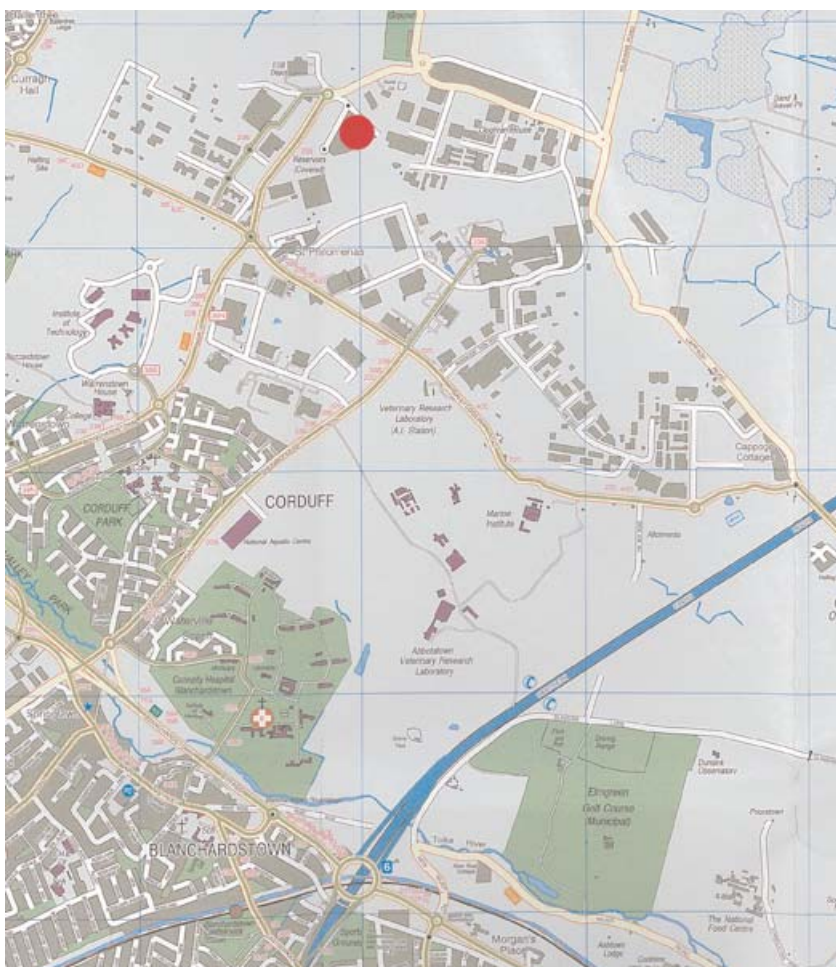
Title / Lease Terms

Units are available For Sale effectively as Freehold or Long Leasehold.

Viewing/Further Information

Viewing strictly by prior appointment. All further information is available upon request.

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.



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tel +353 1 673 1600

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