



To Let

BER C2

Unit 2, Block 8 Blanchardstown Corporate Park, Blanchardstown, Dublin 15 KN50

- 2,752 Sq Ft
- Own door two storey office suite
- Modern specification throughout
- 6 car parking spaces
- Strategic Northwest Dublin commercial location
- Close proximity to the N3 and M50



01 6731600

jll.ie

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

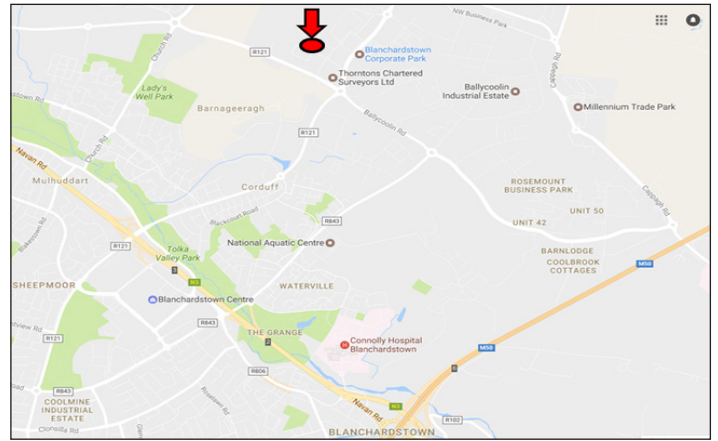
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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management |
Property Management | Occupier Services | Research & Consultancy

LOCATION

- Unit 2 is situated with Blanchardstown Corporate Park which is located 3km from Blanchardstown Shopping Centre and 2.2km from the N3 Dublin/Navan Road
- The N3 Navan Road provides immediate access to the M50 which in turn provides access to all main regional routes accessing Dublin
- The park is accessed by many public transport links with the Dublin Bus 40D, 38B and 38C routes providing frequent services that run through the park
- Dublin International Airport and The Port Tunnel are 20 minutes' drive time via the M50



DESCRIPTION

- Open plan office accommodation laid out over ground and first floors
- Specification including carpeted floors, plastered and painted walls, suspended ceilings with acoustic ceiling tiles and intruder alarm
- Staff kitchen and segregated WC facilities are also provided
- Benefitting from an abundance of natural light through large windows to the front and side of the building
- 6 dedicated car parking spaces

ACCOMMODATION

The approximate gross internal floor area of the property is as follows:

	SQ FT
Offices	2,752
Total	2,752

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

SERVICES

All mains services available

BUILDING ENERGY RATING

- BER: C2
- BER No. 800536732
- EPI: 441.03 kWh/m²/yr

TERMS

To Let under flexible lease terms

RENT

On application



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