



ONE BLANCHARDSTOWN CORPORATE PARK

Dublin 15

THE BUILDING

One Blanchardstown Corporate Park is a landmark building anchoring the highest profile corner of Blanchardstown Corporate Park. The newly refurbished iconic offices reposition the building to the highest standard of modern office. From the moment you step through the door, occupiers experience a blend of sophistication, functionality, and cutting-edge amenities that cater to the diverse needs of businesses.

One Blanchardstown Corporate Park's commanding presence and architectural

significance make it a focal point of Blanchardstown Corporate Park and the wider community. The refurbishment is not merely a renewal; it's a reimagining that has transformed the building.

One Blanchardstown Corporate Park provides modern efficient accommodation with panoramic views providing abundant natural light to all floors. The building has been transformed with a refurbishment designed to propel the building to the pinnacle of excellence within the market.



NEW FEATURES INCLUDE:



New floor-to-ceiling thermally efficient glazing.



New VRF air conditioning system.



New heat pump driven air handling system, thereby eliminating fossil fuels.



LED lights including occupancy and day light sensors.



New high-grade bathrooms with modern finishes.



Installation of central intelligent management systems for the new air conditioning.

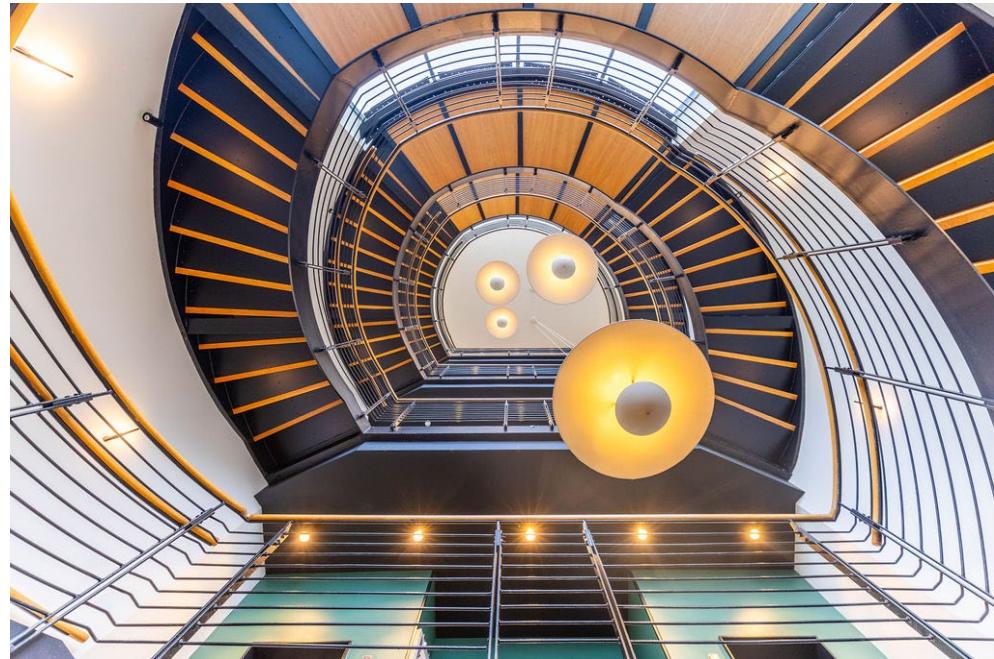


Installation of EV car charging spaces.

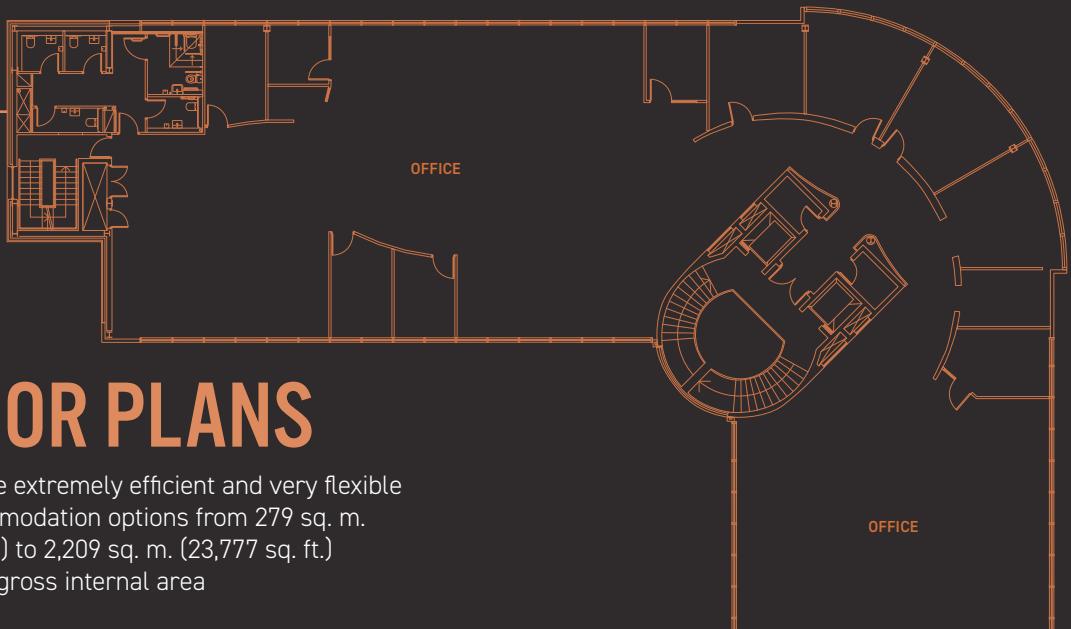


New end of trip facilities including shower and changing facilities.





SECOND & THIRD FLOOR

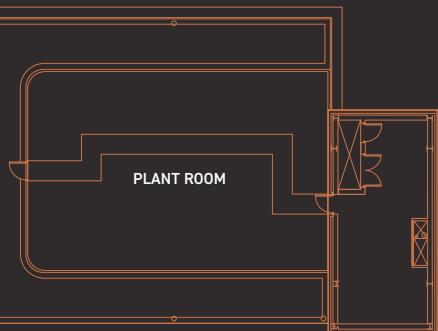
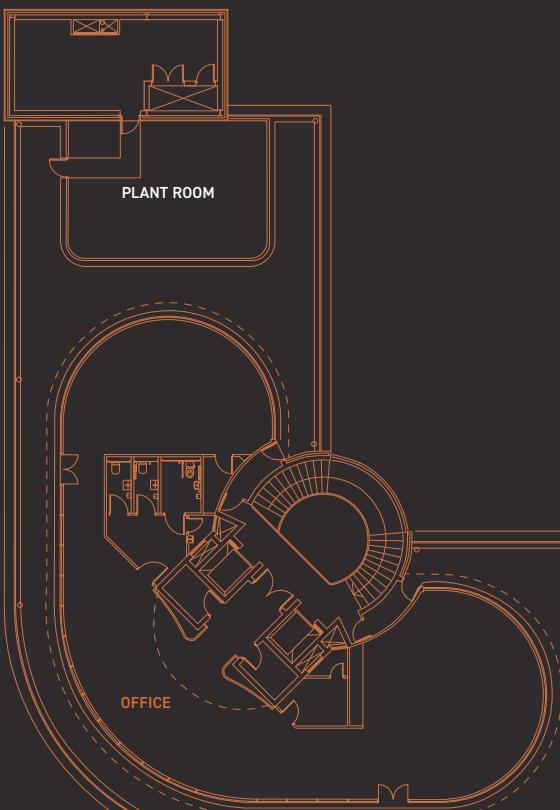


FLOOR PLANS

The floorplates are extremely efficient and very flexible offering accommodation options from 279 sq. m. (3,007 sq. ft.) to 2,209 sq. m. (23,777 sq. ft.) gross internal area

SCHEDULE OF ACCOMMODATION

| | SQ. M. | SQ. F. | CARS |
|---------------------------|--------|--------|------|
| 2 nd | 964 | 10,382 | 35 |
| 3 rd | 964 | 10,382 | 35 |
| 4 th Penthouse | 279 | 3,007 | 10 |



FOURTH FLOOR



AMENITIES

Blanchardstown Corporate Park understands the evolving demands of contemporary living and the increasing significance of fostering a positive work environment. With a keen emphasis on the well-being of occupants, the park management team curates a dynamic calendar of events throughout the year. This comprehensive schedule is designed to not only meet but exceed the expectations of employers and staff.

Blanchardstown Corporate Park prides itself on providing a comprehensive array of amenities to elevate employees work experience.

Café Park serves as a sophisticated retreat for breaks, offering barista-style coffee and gourmet food, creating an ideal setting for relaxation and informal meetings. Simultaneously, Orani Food Café Restaurant provides an elevated culinary experience with its fusion of Modern European Cuisine and Asian influences, presenting options for quality brunch, lunch, and dinner. For the expediency of daily essentials, the Centra convenience store within the park offers a good array of quick options. In addition to these conveniences, a short walk away presents further options, including Burger King and Insomnia Café.

FUSE, which is situated within the park is a fully equipped gym adding to the options for a healthy work-life equilibrium. Located beside One Blanchardstown Corporate Park, Giraffe Childcare provides crèche for the convenience of working parents within the area.

Renowned as one of the most coveted commercial addresses, the park boasts esteemed occupants such as Bristol Myer Squibb, Veritas, Guidewire, HSE, Nike, Emerson, and Cover-More.



TRANSPORT

Blanchardstown Corporate Park enjoys a strategic location along the N2-N3 link road, providing seamless access to the M50 and Dublin's vital arterial routes. Just 1.6km from Blanchardstown Shopping Centre and with convenient bus services, the park is a mere 10-minute drive from Dublin Airport.

Diverse transportation alternatives enhance accessibility at Blanchardstown Corporate Park. Dublin Bus service offers excellent connectivity to the city centre and wider suburban areas.

Local bus routes include 38, 38A, 40D, 220, 220A, 236 and 836.

In addition, a GoCar base within the park provides a convenient option for staff to avail themselves of hourly rental vehicles, ensuring flexibility in travel. A dedicated private shuttle service operates during both morning and evening hours, seamlessly linking the park with the city centre and Coolmine train station. These transport options collectively contribute to well-connected and adaptable options for staff.

DEVELOPER



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We take a project through from inception until it's fully realised, and we remain fully committed to our buildings through our estate management team. Established in 1990, Channor Real Estate Group is owned by the Harrison family.

Delivering successful property developments is only achieved through experience, and Channor Real Estate Group's hands on expertise gives us an appreciation of every aspect of the trade, from development to property management and capital management.

Quality is at the heart of a great place. We focus on quality through excellence in design and planning. By creating a clear vision and taking a long-term approach, Channor Real Estate Group know how to deliver great developments.

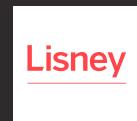
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