

UNIT **278**

BLANCHARDSTOWN  
CORPORATE PARK 2

**FOR SALE**

**6,160 SQ.FT  
(572.30 SQ.M) GIA**



Fully fitted 'turnkey' office



Located within North West Dublin's most sought after business park



Modern design and flexible layout



Easy access to M2, M3 & M50



# LOCATION

Blanchardstown Corporate Park benefits from its strategic, highly accessible location in one of Dublin's most vibrant commercial hubs.

Located directly on the N2/N3 link road, the park offers effortless connectivity to Dublin's major arterial routes and is just minutes from the M50 motorway and Dublin Airport making it exceptionally well connected.

Transport connectivity is outstanding, with several Dublin Bus routes serving the park and providing direct links to Blanchardstown Town Centre, Dublin City Centre, Santry and DCU. The surrounding area hosts a strong mix of high profile occupiers across pharmaceuticals, technology, finance, logistics, and telecommunications.



Nearby occupiers include: Bristol Myers Squibb, HSE, Bank of Ireland, KEPAC, Maersk, Blue Insurance, Nike.





# THE OPPORTUNITY

Opportunity to acquire a two-storey end of terrace office building within a well-established corporate park. The property presents in 'turnkey' condition and is being sold with the benefit of vacant possession.



13 dedicated surface level car parking spaces



Sustainable design with modern finishes



Suitable for immediate occupation

## DESCRIPTION

The two storey office benefits from its high-profile corner position within the park. The ground floor is designed for functional workspace with supporting facilities. The first floor presents as open plan office space with cellular offices and storage areas.

Excellent standard of fitout including suspended ceilings, quality flooring, modern lighting and efficient heating/cooling systems including solar panels.

## SCHEDULE OF ACCOMODATION

	Sq M	Sq Ft
Ground Floor	284.7	3,064
First Floor	287.6	3,095
<b>Total</b>	<b>572.3</b>	<b>6,160</b>





# GUIDE PRICE

On Application

# VIEWINGS

Viewings available on request

# TITLE

We are informed that the title is held freehold



## For further information

Niall Little MSCSI MRICS

nl@murphymulhall.ie

+353 86 835 0545

Brian Gaffney MSCSI MRICS

bg@murphymulhall.ie

+353 85 800 1641



Murphy Mulhall  
38 Wellington Road  
Dublin 4, D04 H3E7  
PRSA NO. 003754

### Disclaimer

These particulars are issued by Murphy Mulhall on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them for themselves, Murphy Mulhall, and for the vendor/lessor whose agents they are given notice that (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and believed to be correct, but any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Murphy Mulhall nor any of their employees have any authority to make or give any representation or warranty in relation to the property.