

UNIT **278**

BLANCHARDSTOWN
CORPORATE PARK 2

TO LET

**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 let a two-storey end of terrace office building within a well-established corporate park. The property presents in 'turnkey' condition and is available on new lease terms.



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
Total	572.3	6,160





QUOTING RENT

On Application

VIEWINGS

Viewings available on request

SERVICE CHARGE

Approx. €4,921 p.a

COMMERCIAL RATES

Approx. €7,597 p.a



For further information

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