



High Quality Industrial Facility to Let

Ideal for manufacturing, food or storage

Clyde House, Blanchardstown Business & Technology Park, Dublin 15

- **62,680 sq ft high-quality ground floor industrial space** – immediately available
- **Up to 3.5 MW power capacity** – rare in today's power-constrained Dublin market
- **Prime M50 location within IDA Business & Technology Park** – direct access to Airport & Port
- **Secure 35m deep gated yard + dock loading** – built for efficient operations
- **Ideal for advanced manufacturing, food production, cold storage & warehousing**

Clyde House | High-Quality Industrial Facility To Let

SUMMARY

A Rare Large-Scale Industrial Opportunity in Dublin

Clyde House



Strategically positioned, power-secured, and ready for occupation:

Purpose-built for food production, advanced manufacturing and high-spec industrial users.

High-quality, refurbished ground floor accommodation.

The building provides scale, flexibility and immediate readiness within a secure and established industrial environment.

Total Floor Area: 62,680 sq ft (5,823 sq m)



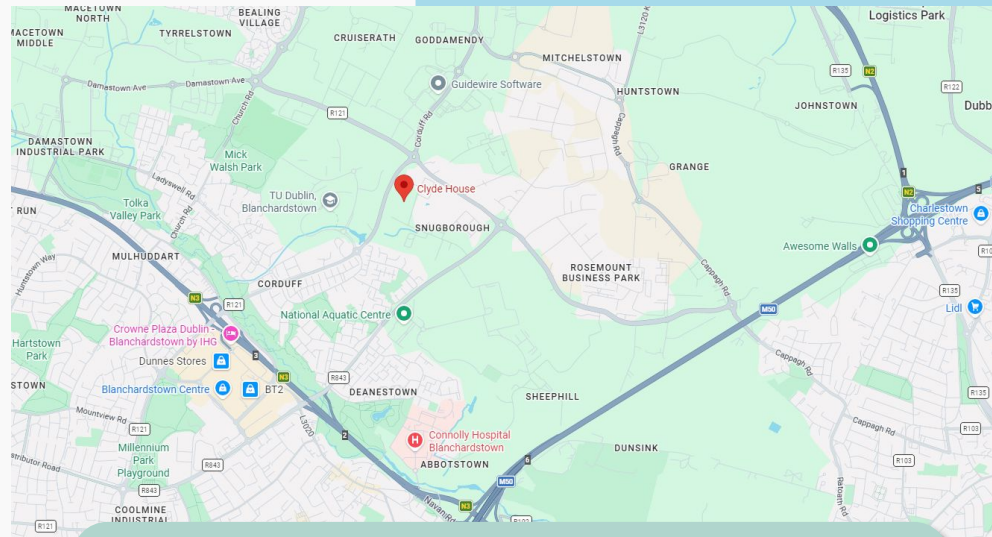
STRATEGIC INDUSTRIAL LOCATION

Situated within the established IDA Business & Technology Park, Blanchardstown

Clyde House is situated within the established IDA Business & Technology Park, Blanchardstown, one of Dublin's most recognised industrial and advanced manufacturing hubs.

Positioned within a mature ecosystem of manufacturing, life sciences, logistics and technology occupiers, the location offers proven infrastructure and operational reliability.

Adjacent to Technological University Dublin (Blanchardstown campus), providing access to workforce, training, and collaboration opportunities.



Connectivity

M50

Immediate access to the M50 motorway

Airport

Approx. 20 minutes to Dublin Airport

Dublin Port

Direct Routes via motorway network

Dublin / Ireland

Excellent access to Greater Dublin and national distribution networks

SPECIFICATION

Designed to *support production, processing and distribution operations*

Clyde House is capable of accommodating manufacturing lines, processing zones, storage and distribution within a single ground floor configuration.



Clear internal height: 4.1 metres

Two dock levellers in place

Potential to increase to seven

Secure gated service yard (approx. 35m depth)

Excellent loading and circulation capacity

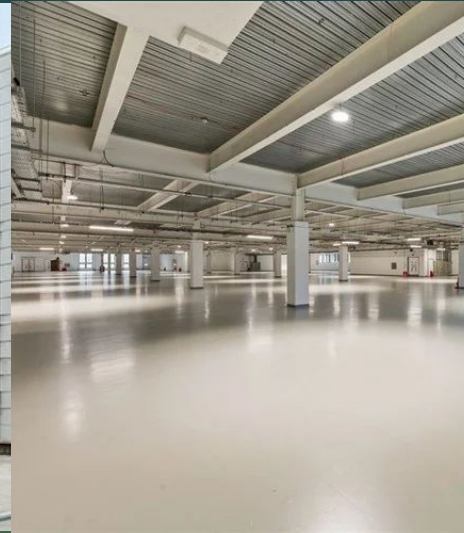
Strong HGV accessibility

Refurbished internal condition

Efficient, adaptable floorplate layout

The infrastructure and flexibility required to perform from day one for:

- Food production
- Processing facilities
- Advanced manufacturing
- Cold storage
- Packaging and assembly
- Pharmaceutical support manufacturing
- Warehousing and distribution



SIGNIFICANT POWER CAPACITY

A Major *Competitive* Advantage

In today's constrained Dublin power market, Clyde House offers a rare advantage:

- ◆ 1.2 MW immediately available
- ◆ Additional 2.3 MW contracted and available if required



This level of installed and secured capacity provides:

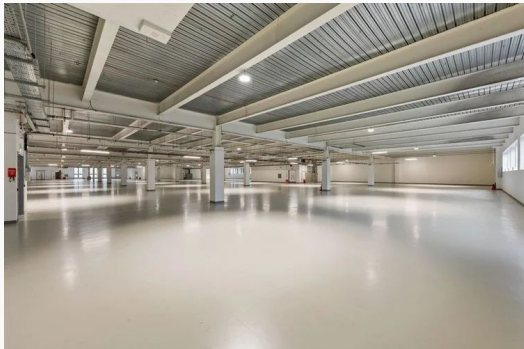
- Operational certainty
- Capability for high-load equipment
Support for refrigeration and specialist plant
- Scalability for future expansion
- Reduced grid approval risk

For many occupiers, power availability is now the critical constraint. Clyde House removes that barrier.

ENGINEERED FOR ADVANCED MANUFACTURING

Clyde House delivers the infrastructure *modern manufacturing businesses require* – scale, power and operational efficiency.

For manufacturers seeking certainty of power and speed to occupation, Clyde House represents a rare ready-made solution in the greater Dublin area.



1.2 MW live capacity

2.3 MW additional secured

Suitable for automation, robotics and process-intensive manufacturing.

Power Infrastructure



4.1m clear height

Open adaptable floorplate

Expandable dock loading provision

Functional Building Design



35m gated service yard

Suitable for 24-hour operations

Established industrial park infrastructure

Secure Operational Environment

WHY CLYDE HOUSE?

The Opportunity



01

Speed

Existing building available for immediate occupation

02

Power

Up to 3.5 MW if required
1.2 MW available currently,
additional 2.3 MW contracted

03

Connectivity:

Close to all transport hubs

04

Sustainability:

Lower carbon impact than new build

05

Security:

Established industrial and manufacturing location

06

Operational certainty:

No development delays or grid uncertainty compared to new-build projects in Dublin.



Clyde
REAL ESTATE



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Clyde Real Estate is a commercial real estate investor and developer with experience delivering office, technology, life sciences, and production facilities across Ireland.



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