

TO LET

Block 8A, Units 15-16 Blanchardstown
Corporate Park, Dublin 15



End of Terrace Office Unit
Approximately 626 sq m (6,736 sq ft)
with 20 Car Spaces
Flexible Leasehold
Undergoing Refurbishment Program

Location

- Blanchardstown Corporate Park sits directly on the N2/N3 link road providing easy access to Blanchardstown Town Centre and Dublin City Centre.
- Dublin Airport is situated 4km away from the Corporate Park and is in close proximity to the M1 Motorway linking Dublin with Belfast.
- Occupiers include international giants such as IBM, West Pharma and Iron Mountain while Dunnes Stores, Glenbeigh Records Management, Helsinn and Bristol Myers Squibb can also be found in the Corporate Park.

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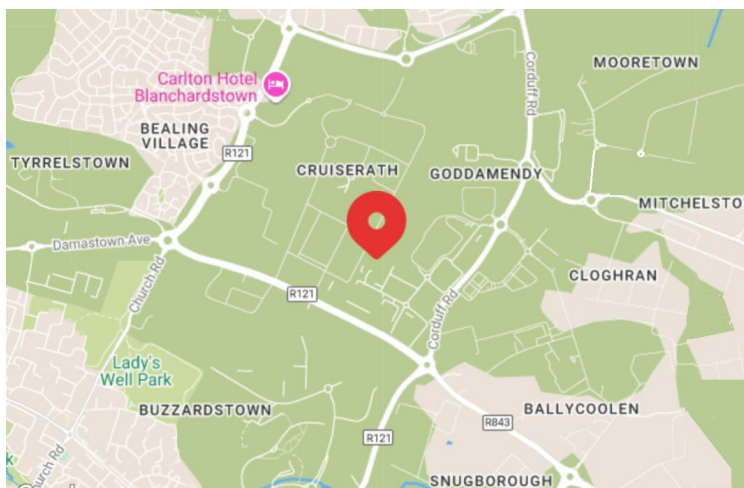


Description

- The property comprises an end of terrace business unit consisting of two-storey office accommodation with a mix of open plan and cellular offices.
- Unit 16 has the benefit of 10 marked car parking spaces to the front and side of the premises.
- The units are of concrete construction with double glazed windows to the front and the side of the building. Concrete floors and wall mounted air conditioning are also present.

Features Include

- Refurbishment Program
- LED Lighting
- Open Plan & Cellular Office
- Air Conditioning
- Carpeted Floors
- Suspended Ceilings
- Kitchenette
- Shower



Accommodation

GIA	sq m	sq ft
Ground Floor	313	3,369
First Floor	313	3,369
Total	626	6,738

All interested parties are specifically advised to verify the floor areas and to undertake their own due diligence

RATES 2025: To be confirmed.

SERVICE CHARGE: approximately €2,296 per annum.

INSURANCE: approximately €1,996 per annum.

BER

BER Rating:



BER Number: 800917197

Energy Performance Indicator: 321.22 kWh/m²/yr

Asking Price

Price on application.

Viewings

View by appointment with agent Cushman & Wakefield.