

To Let



CLYDE  
HOUSE

Blanchardstown  
Business & Technology Park  
D15 Y6NT

High-Quality, Refurbished Industrial Space,  
Available on Flexible Terms



CUSHMAN &  
WAKEFIELD



# Property Highlights



Significant Power Supply  
– 1.4 MW Live, 3.2 MW Contracted and Available, if required



Substantially Refurbished



2 No. Dock Levellers



Fenced & Gated Service Yard  
(35 m Depth)



3.7 km from M50 Motorway  
(Junction 6)



Generous Car  
Parking Provision



Flexible  
Lease Terms



## PROPERTY SNAPSHOT

Clyde House is located within Blanchardstown Business & Technology Park close to Blanchardstown Town Centre and just 2.4 km from the N3, offering direct access to the M50 Motorway.

The available accommodation comprises the ground floor of a wider 16,258 sq m (175,000 sq ft) holding on 6.5 acres that includes corporate offices and extensive car parking.

The industrial space has recently undergone a significant refurbishment and has its own dedicated entrance which leads to a secure and gated service yard.





# Location




Blanchardstown Business & Technology Park is a campus style IDA Ireland development, situated within the Dublin Enterprise Zone. The Park is located on the Western side of Snugborough Road, approximately 2.4 km from the N3 Navan Road, 12 km northwest of Dublin City Centre and 3.7 km from the M50 Motorway (Junction 6).

The Park is served by numerous Dublin Bus Routes and is located in close proximity to Blanchardstown Shopping Centre, providing a host of shopping, leisure and restaurant amenities. The Park is home to a number of notable occupiers, including Amazon Web Services (AWS), Equinix, Innalabs, Donnelly Fresh Foods, Ipsen Manufacturing Ireland and The Jelly Bean Factory, alongside Clyde House's existing Tenant lineup of OPW and Designer Group.



# Great Connectivity

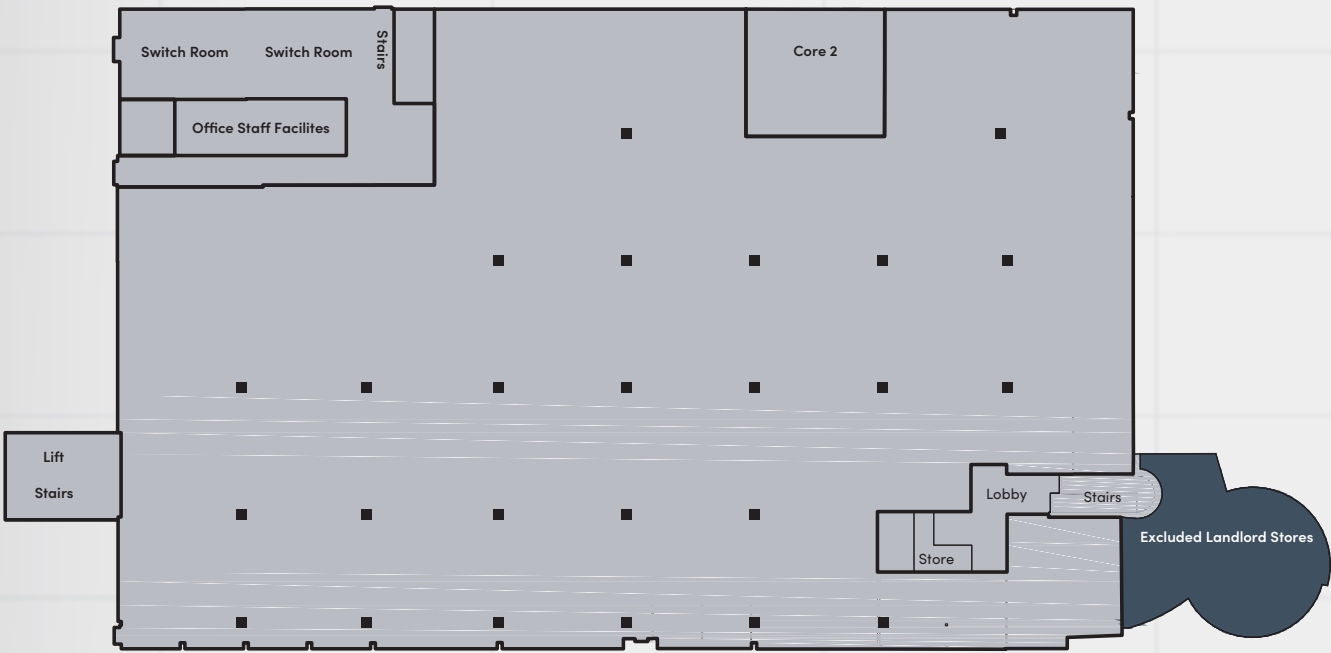
Location	 Mins
M50 Motorway (N3 Interchange)	5
M50 Motorway (Junction 6)	8
Dublin International Airport	14
M1 Motorway (Junction 3)	12
Dublin Port Tunnel	14
Dublin City Centre	20

(Source: Google Maps, Off-Peak)





# Ground Floor Layout



## Description

The industrial space has recently undergone a significant refurbishment and has its own dedicated entrance which leads to a secure and gated service yard with a depth of approx. 35 m.

The accommodation has a clear internal height of 4.1 m, with loading access provided via 2 no. dock levellers. The building has 3 on-site dedicated substations, with a very significant power supply of 1.4 MW live and up to 3.2 MW contracted and available, if required by an incoming Tenant.

Accommodation	sq m	sq ft
Industrial Space	5,823	62,680

Intending tenants are specifically advised to verify all information, including floor areas. See Disclaimer.

## Suggested Use Types - Industrial Development (Service Industries) Order 2010

- Software development;
- Data processing and electronic commerce;
- Technical and consulting services;
- Commercial laboratory services;
- Administrative/service centres, co-ordination and headquarters services;
- Research and development services;
- Media, multimedia and recording services;
- Entertainment and leisure services;
- Training services;
- Publishing services;
- International financial services;
- Healthcare services;
- Construction related services;
- Environmental services;
- Supply chain management and logistics management services;
- Commercial international standards bodies;
- Technology test centres;
- Prototype laboratory services;
- Intellectual property services;
- Group procurement;
- Shipping services;
- Education services.





### Lease Terms

Available on  
Flexible Lease Terms

### Quoting Rent

On Application

### Inspection

By appointment with the Sole Agent,  
Cushman & Wakefield

### BER



BER No: 800898330  
EPI: 159.85 kWh/m<sup>2</sup>/yr

### Sole Letting Agent



PSRA Licence No. 002222

[www.cushmanwakefield.ie](http://www.cushmanwakefield.ie)

+353 1 639 9300

**Marc Kelly**

[marc.kelly@cushwake.com](mailto:marc.kelly@cushwake.com)

**Brendan Smyth**

[brendan.smyth@cushwake.com](mailto:brendan.smyth@cushwake.com)

### Owned by

