



Unit 286

Blanchardstown Corporate Park 2, Dublin 15, , D15 P229

High-profile mid-terrace industrial unit with two-storey offices, 6.5m eaves height, roller shutter access and parking.

3,218 sq ft
(298.96 sq m)

- High profile mid-terrace light industrial unit
- Two storey-office accommodation to the front
- Internal eaves height of approx 6.5m
- 7 designated car parking spaces
- Exclusive loading bay to the front with 1 grade level roller shutter door

Unit 286, Blanchardstown Corporate Park 2, Dublin 15, D15 P229

Summary

Available Size	3,218 sq ft
Rent	Rent on application
Rates Payable	€4,741.44 per annum
Service Charge	€3,065.44 per annum
BER Rating	C1

Description

The property comprises a mid-terrace light industrial unit in Blanchardstown Corporate Park, extending to a total floor area of approximately 299 sq.m (3,218 sq.ft). This includes 179sq.m (1,926 sq.ft) of two-storey office accommodation at the front of the building.

Constructed with a steel portal frame with insulated metal cladding, the unit features a full-height aluminium framed glazed frontage across two floors, allowing ample natural light into the offices.

The unit can be interlinked with the adjoining unit (Unit 287) to create a larger unit, with a fire certificate already obtained for the combined unit.

Location

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

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

Transport links include multiple Dublin Bus routes serving the park with routes to Blanchardstown Town Centre, Dublin City Centre, and Coolmine Train Station.

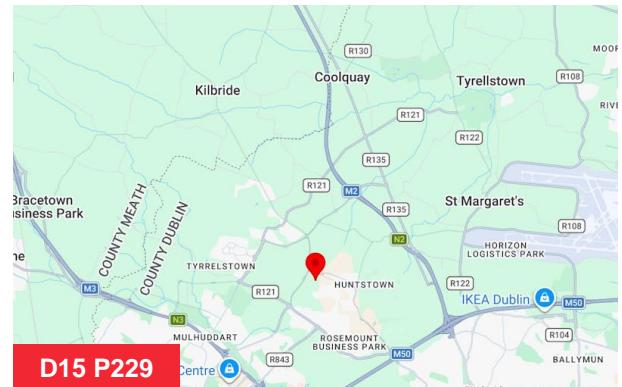
The surrounding area is home to a diverse mix of high-profile occupiers spanning pharmaceuticals, technology, finance, logistics and telecommunications, drawn by Blanchardstown Corporate Park's campus-style environment, generous car parking and onsite amenities.

Nearby occupiers include Musgrave, Texaco, and Go Car.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	1,292	120.03
Unit - Offices	1,926	178.93
Total	3,218	298.96



Viewing & Further Information



Sean Gormley

+353 87 676 8112

sgormley@lisney.com



Sam Clarke

+353 87 103 3725

sclarke@lisney.com