



TO LET

PART OF CLYDE HOUSE

Blanchardstown Business & Technology Park, Dublin 15

HIGH QUALITY PRODUCTION/
MANUFACTURING/STORAGE SPACE



CBRE



KEY ATTRIBUTES



HIGH QUALITY CLEAN
PRODUCTION/MANUFACTURING/
STORAGE SPACE 5,669 SQ. M/
(61,021 SQ. FT)



LOCATED WITHIN
BLANCHARDSTOWN BUSINESS
AND TECHNOLOGY PARK ONLY
2.3 KM FROM THE M3



EXCELLENT ACCESS TO THE M50
AND JUST 12 KM NORTHWEST
OF DUBLIN CITY



EXCELLENT ACCESS TO THE
N3, M2, M1, PORT TUNNEL AND
DUBLIN AIRPORT



AMPLE PARKING WITH EXCELLENT
LOADING ACCESS AND
HARDSTAND AREA



SECURE FACILITY

LOCATION

The subject property is situated in a prime location within Blanchardstown Business and Technology Park just 12km from Dublin City Centre. This is a strategic location approximately 4.8km from the interchange of the M50 motorway with the Navan Road (N3).

This business location has seen extensive growth in recent years and has the benefit of excellent access to the N3, M2, M1, Port Tunnel and Dublin Airport. The property also benefits from rapid access to the M50 motorway which provides access to all national arterial routes from Dublin.

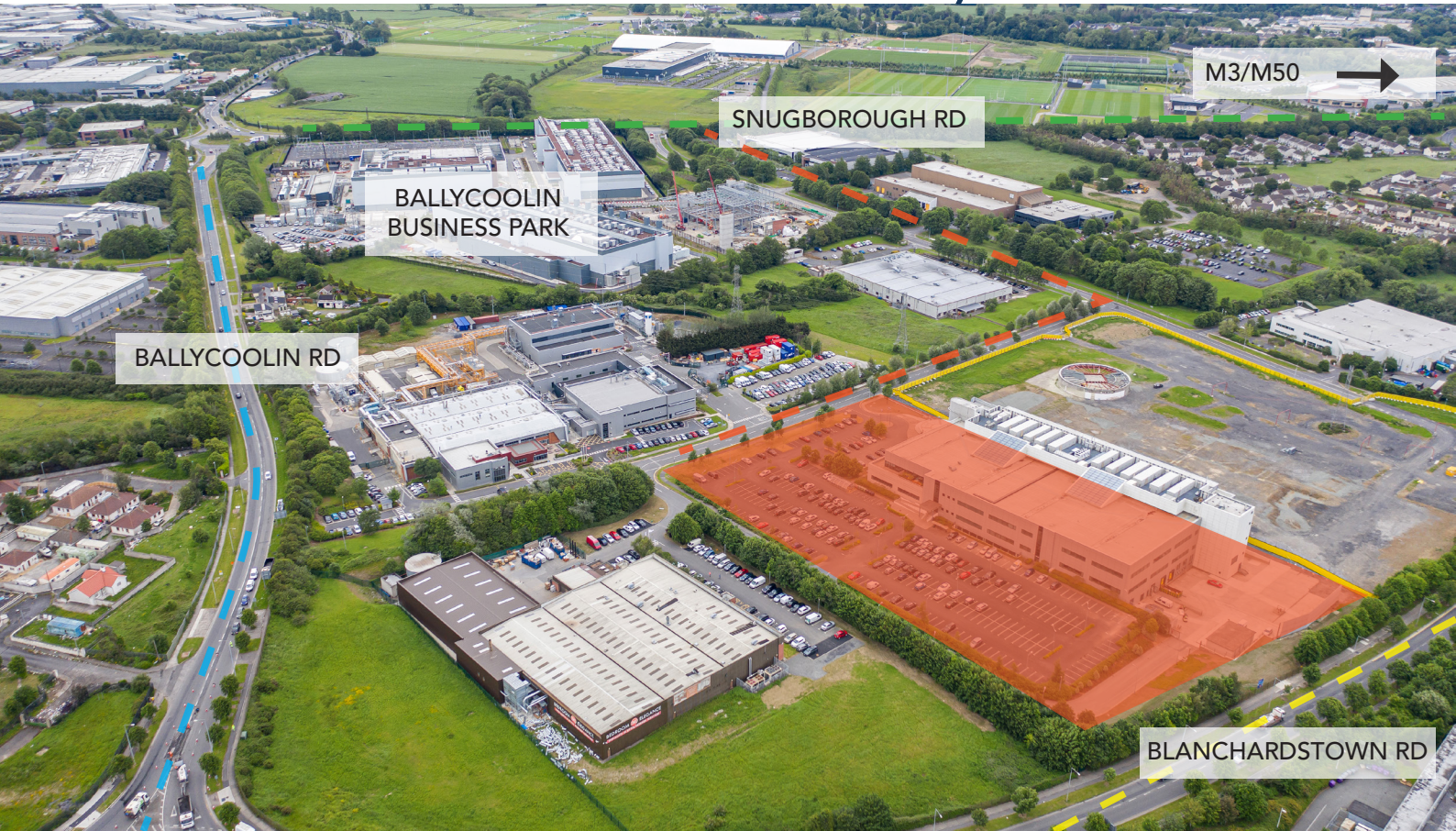
The Business Park also benefits from 24/7 security.

KEY OCCUPIERS IN THE IMMEDIATE AND SURROUNDING AREA INCLUDE A NUMBER OF GLOBAL AND NATIONAL COMPANIES AS FOLLOWS:



Approximate Distances

	DUBLIN CITY CENTRE	12KM
	DUBLIN AIRPORT	15KM
	DUBLIN PORT	22KM
	BLANCHARDSTOWN SHOPPING CENTRE	3KM



DESCRIPTION

The subject area for lease comprises ground floor clean manufacturing, production and storage space, totalling 5,669 sqm/ (61,021 sqft). Office and amenity areas are included totalling 397 sqm (4,273 sqft)

The production space incorporates an clear height of approx. 4.1 metres, polished and sealed concrete floor with 2 dock levellers. There is an extensive loading yard

to the rear with a depth of approx. 35 metres.

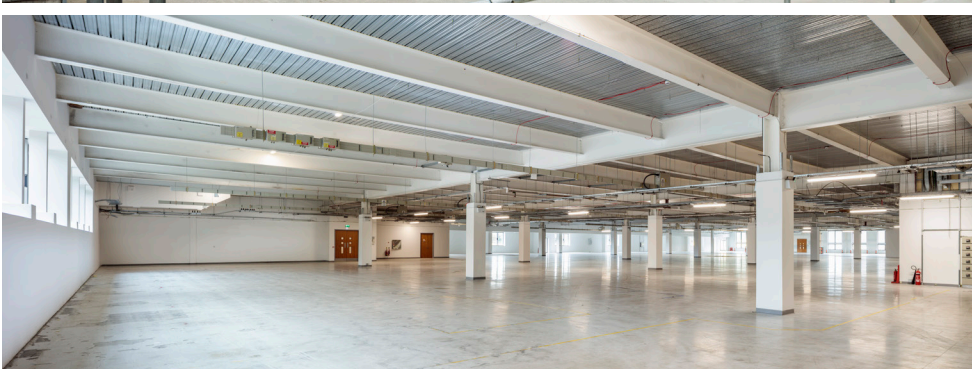
Vehicular access to the warehouse accommodation is via secure electronic gates to the side elevation. The enclosed concrete yard includes ample circulation and marshalling area for HGVs (Heavy Goods Vehicles).

Customers entrance is through the front of the building which is used by all on- site tenants.

This reception area is manned 7am -7pm daily.

There is a seperate staff entrance located to the side elevation where the staff parking area also exists. There is a total of 50 designated car bays available for the tenants use.

Clyde House benefits from ample services on site which includes 3 substations providing access to excess power if required.

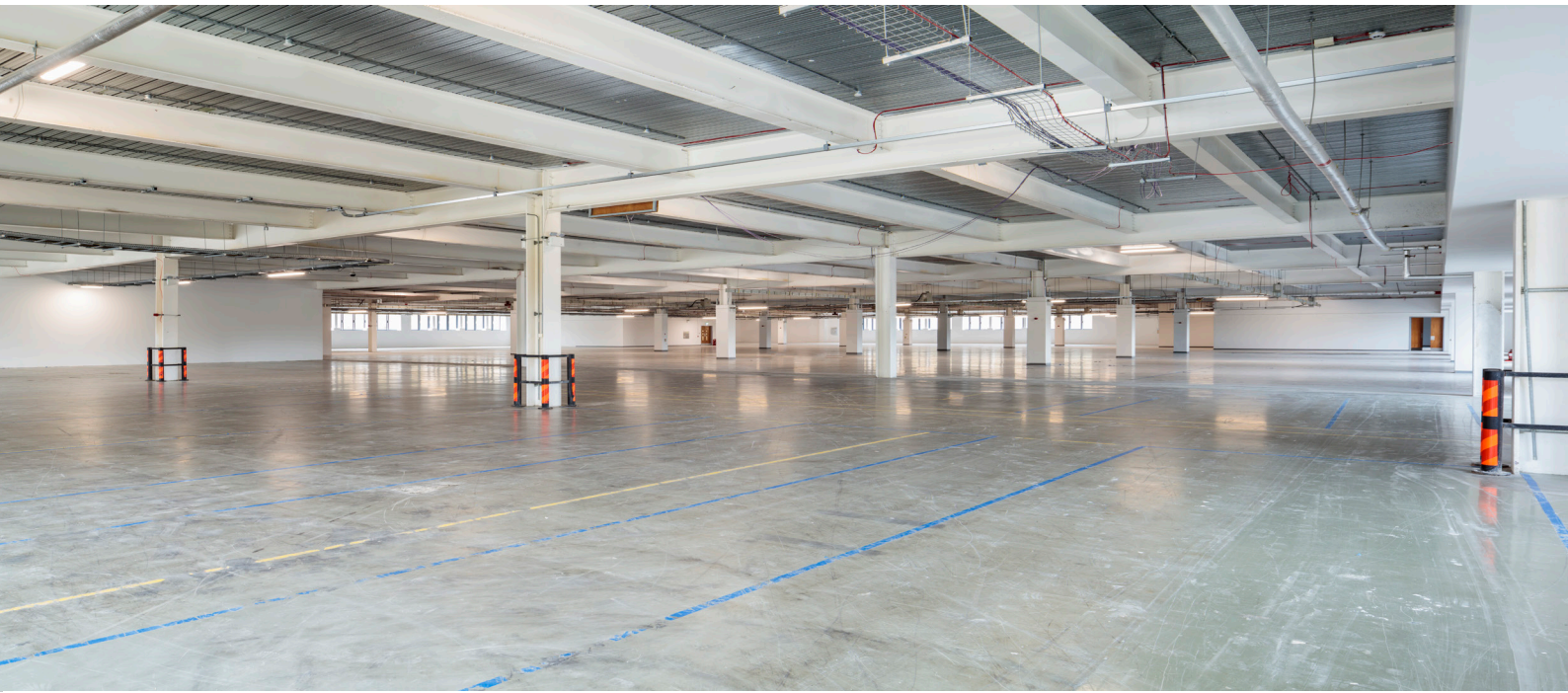




ACCOMMODATION

AREA	SQ M	SQ FT
Ground Floor Offices	397	4,273
Warehouse/Production Space	5,272	56,748
TOTAL	5,669	61,021

Please note that the above areas are for information purposes only.



GROUND FLOOR PLAN





CLYDE HOUSE

CONTACT

RENT

On application


TITLE

We understand that the property is held by way of a long term 999 year lease from IDA Ireland.

ZONING

The property is zoned - HT - High Technology – To provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment within the Development Plan 2017-2023.

BER

BER Rating: 

BER Number: 800695108

Energy Performance Indicator: 795.74 kWh/m²/yr 3.87

CBRE

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