



# CLYDE HOUSE

Blanchardstown Business and Technology Park • Dublin 15



## Quality Modern Offices To Let

From 1,388 sq.m. to 3,378 sq.m.

Generous Car Parking Available

BER D2



## Exciting office opportunity in Blanchardstown Business and Technology Park, available to let by way of flexible lease terms.



Flexible floor-plates from 1,388 sq.m. to 3,378 sq.m. GIA with generous car parking available.



Office accommodation that can be tailored to meet your requirements.



Located 12 km north-west of Dublin city centre. The park benefits from excellent transport links including access to the M50 motorway via the Navan Road (M3).



The business park and surrounding sites are home to a number of national and global occupiers including Amazon, Alcatel Lucent, Citibank, Ipsen Pharmaceuticals and Kingstown Technologies.





Blanchardstown Business and Technology Park is located on the western side of Snugborough Road, approximately 2.3 km from the M3 (Navan Road) providing easy access to the M50 motorway and national road network. Dublin city centre is located 12 km to the south-east.



**2.3 km**  
Blanchardstown Shopping Centre



**12 km**  
Dublin city centre



Serviced by numerous **bus services**



**15 mins**  
Dublin Airport



**25 mins**  
Dublin Port



**5 mins**  
Phoenix Park

Amenities in the area include Blanchardstown Shopping Centre, Blanchardstown Retail Park and Tyrrelstown Town Centre, providing ample shopping and leisure facilities. The park is also located within close proximity to The National Aquatic Centre and Blanchardstown Institute of Technology, a third-level college.

There are a number of global and national occupiers in the immediate area which include...







## Description

Clyde House comprises an office campus situated in a low-density landscaped business park which benefits from 24/7 security. The office accommodation is accessed via an impressive reception with a full-height glazed-façade entrance. The office accommodation is set out over two large open-plan floor plates

extending to a gross internal area of approx. 1,388 sq.m. and 1,990 sq.m. (14,940 sq.ft. and 21,417 sq.ft.). The efficient floor plates can accommodate up to 300 work stations. The building is home to both Alcatel Lucent and Citibank. There are in excess of 650 surface-level car parking spaces available.



## Specification

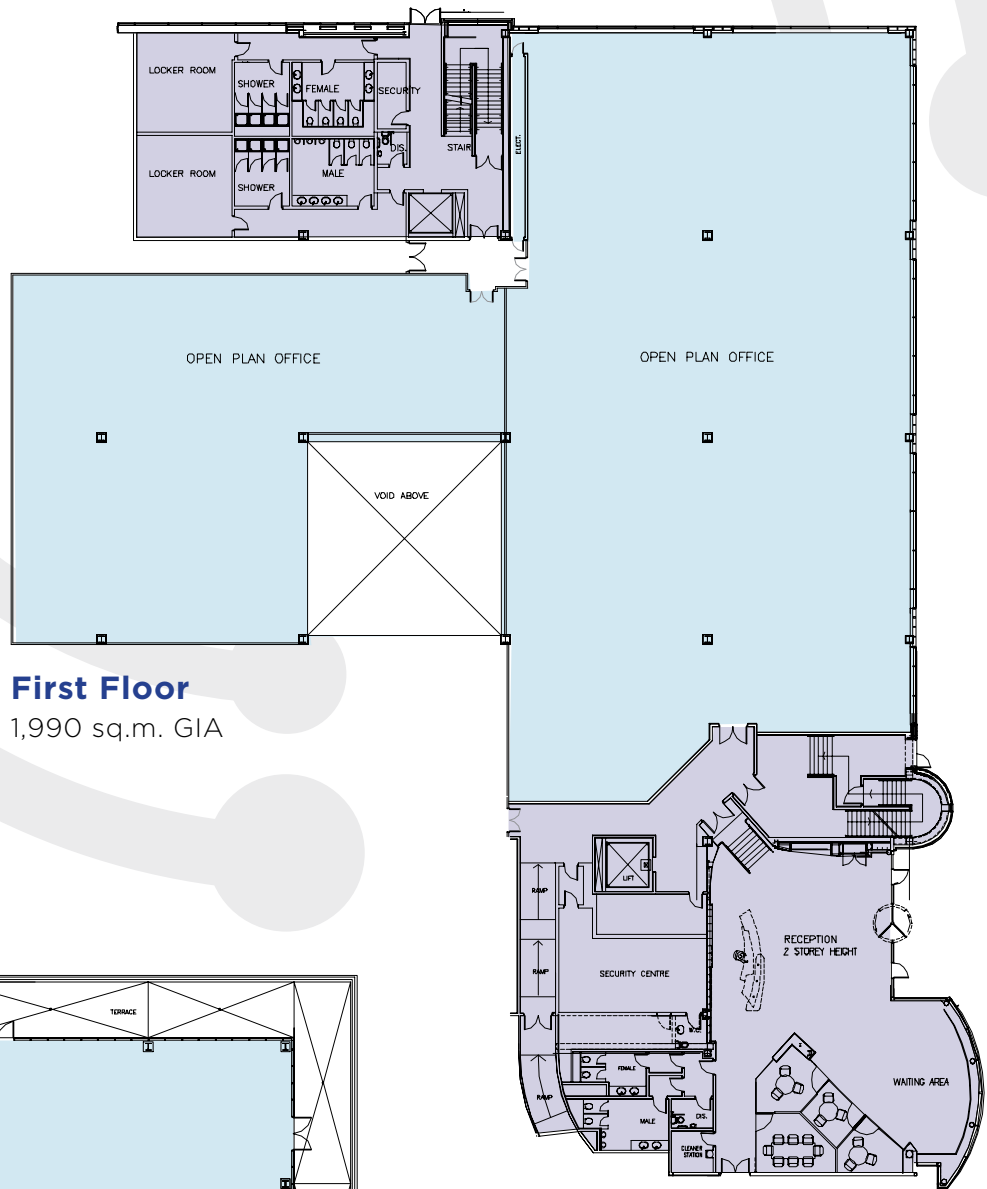
### Office

- Two large open-plan floor plates
- Suspended ceilings
- Recessed office lighting
- Air-conditioning
- Painted and plastered walls
- Carpet flooring

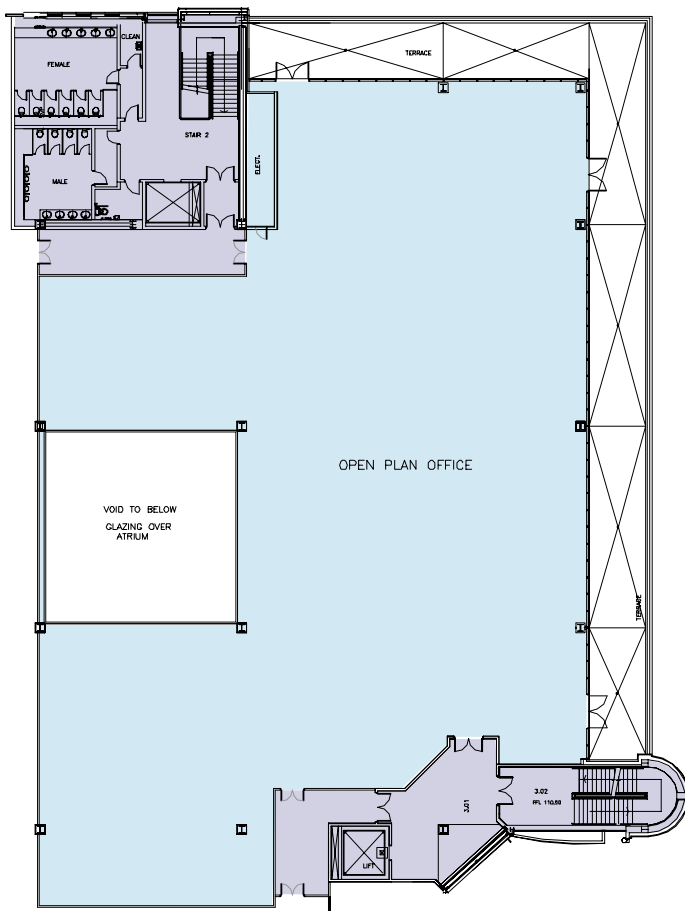
### Common Areas

- Full-height reception with full floor to ceiling glazed facade
- Three meeting rooms at reception
- Security provision with a manned reception
- Ladies and gents toilet facilities provided at each level
- Ladies and gents shower facilities
- Surface-level car parking for in excess of 650 cars
- Bicycle parking facilities

# Floor Plans



**First Floor**  
1,990 sq.m. GIA



**Second Floor**  
1,388 sq.m. GIA

Office Space  
Common Area

## Accommodation Schedule

The approximate gross internal areas are as follows:

Floor	Sq.m.	Sq.ft.
First Floor	1,990	21,417
Second Floor	1,388	14,940
<b>Total</b>	<b>3,378</b>	<b>36,357</b>

Not to scale. For identification purposes only. The above are approximate floor areas.

## BER



Ber No: 800161101

Energy Performance Indicator:

583.92 kWh/m<sup>2</sup>/yr1.85

## Rent

On application.

## Lease Terms

Available to let by way of flexible lease.

## Viewing

Strictly by appointment with the joint letting agents DTZ Sherry FitzGerald and Knight Frank.

## Letting Agents



### DTZ Sherry FitzGerald

164 Shelbourne Road,  
Ballsbridge,  
Dublin 4.

### Aisling Tannam

01 639 9300

aisling.tannam@dtz.ie

### Patrick Kiersey

01 639 9300

patrick.kiersey@dtz.ie

### dtz.ie

Company Licence: 002222



### Knight Frank

20-21 Upper Pembroke Street,  
Dublin 2.

### Declan O'Reilly

01 634 2466

declan.oreilly@ie.knightfrank.com

### Tom Fahy

01 634 2466

tom.fahy@ie.knightfrank.com

### KnightFrank.ie

Company Licence: 001266



A Clyde Real Estate property

*Creating Space for Business*

## Disclaimer:

Conditions to be noted: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context required shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry FitzGerald Registration Number: 002222 & Knight Frank Registration Number: 001266.