

BLANCHARDSTOWN
CORPORATE PARK 2



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OFFICE SUITES FOR SALE / TO LET

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Channor Ltd

DEVELOPERS

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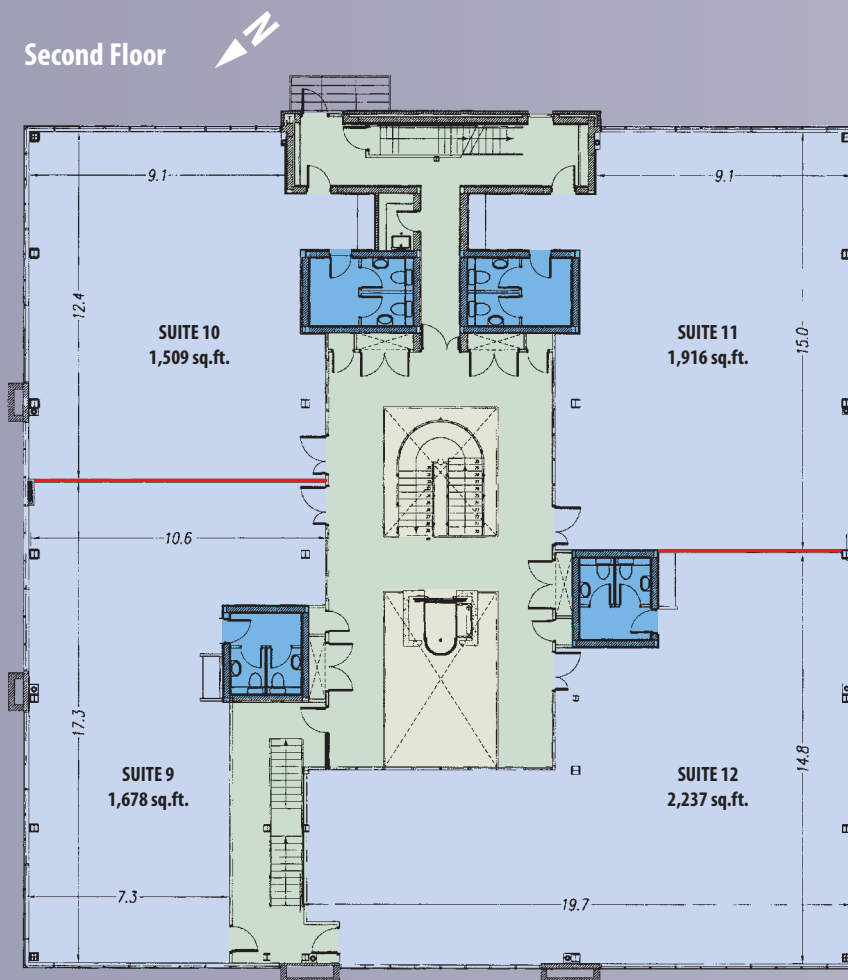
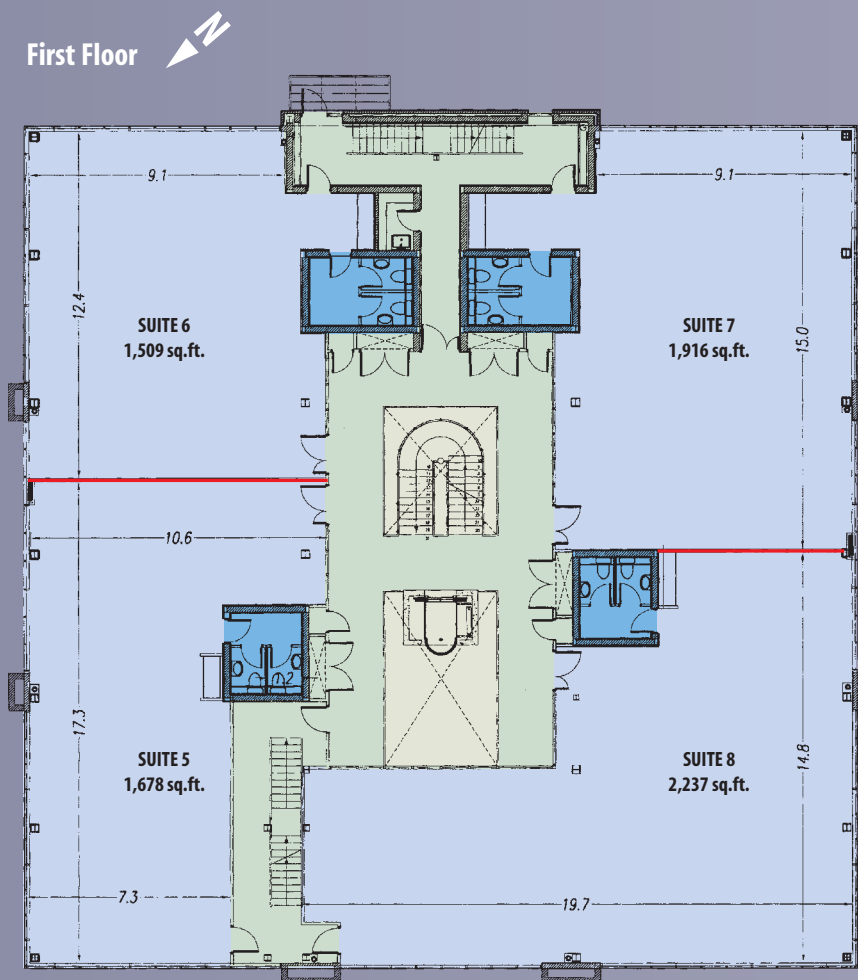
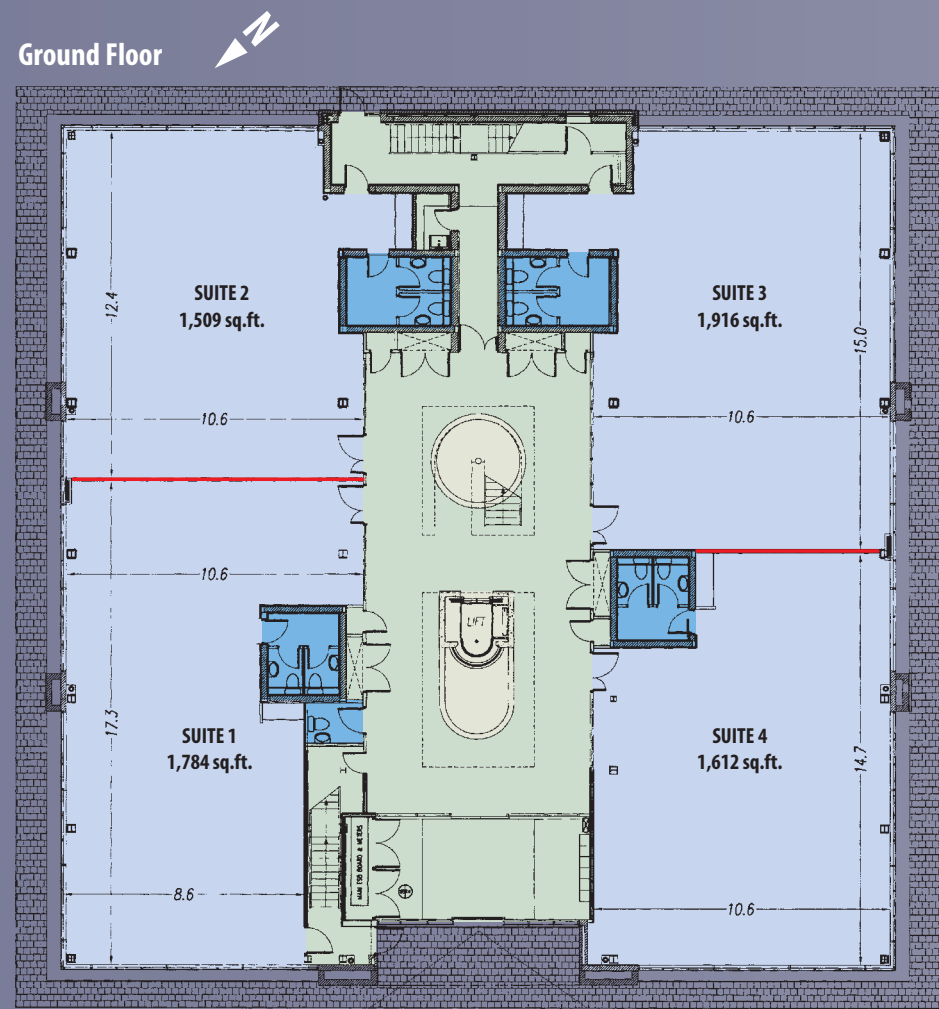
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Sample floor layout for Suite 8 or Suite 12



Occupiers/Companies

Blanchardstown Corporate Park has attracted a number of household company names from Ireland, England, Central Europe and North America.

International companies including eBay, PayPal, EMC2, MEXX, IBM & Nike have chosen Blanchardstown Corporate Park as their Dublin Office due to a number of factors such as:

- Easy access to a skilled and educated workforce
- A world class and leading edge communications infrastructure
- On-site staff facilities such as a Crèche, Restaurant, Mini Supermarket, Petrol Filling Station
- Easy access to public transport
- Privately operated bus service for the exclusive use of Blanchardstown Corporate Park Staff

Location

Blanchardstown Corporate Park 2 is located on the eastern side of Blanchardstown Road North close to the Ballycoolin Road and is approximately 10 kilometres northwest of Dublin city centre. This exciting office development is only 1.6 kilometres north of Blanchardstown Town Centre where staff can avail of excellent amenities and facilities. This location offers occupiers easy access to the M50, Navan Road (N3), M3, M1 and Dublin Airport.

Description

The Plaza 212 development provides occupiers with a unique opportunity to acquire an own door office suite in a large corporate style headquarter building. The office suites, ranging in size from 140m² to 207 m², will be accessed off a bright and spacious central atrium. The accommodation has been designed to a very high specification to cater for today's modern business requirements.

Outline specification includes

- Air conditioning
- Raised access floors
- Floor boxes wired for power (1: 10m²)
- Suspended ceilings
- Recessed Lighting
- Feature Atrium
- Feature Glass Lift
- Cherry wood finish to internal office elevations

Accommodation The individual office suites range in size as follows:

Ground Floor

- Suite 1 165.73 sqm (1,784sqft) up to 5 car spaces
- Suite 2 140.19 sqm (1,509sqft) up to 5 car spaces
- Suite 3 178.00 sqm (1,916sqft) up to 6 car spaces
- Suite 4 149.77 sqm (1,612sqft) up to 5 car spaces

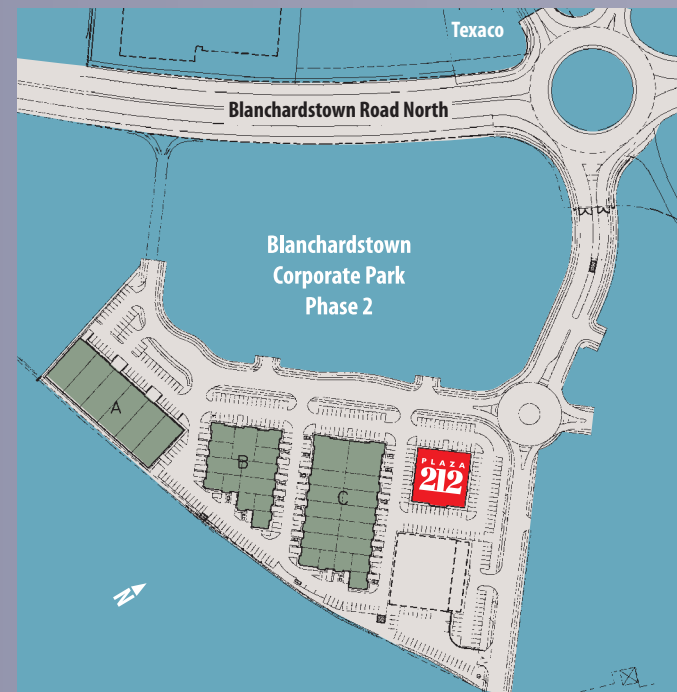
First Floor

- Suite 5 155.87 sqm (1,678sqft) up to 5 car spaces
- Suite 6 140.19 sqm (1,509sqft) up to 5 car spaces
- Suite 7 178.00 sqm (1,916sqft) up to 6 car spaces
- Suite 8 207.78 sqm (2,237sqft) up to 7 car spaces

Second Floor

- Suite 9 155.87 sqm (1,678sqft) up to 5 car spaces
- Suite 10 140.19 sqm (1,509sqft) up to 5 car spaces
- Suite 11 178.00 sqm (1,916sqft) up to 6 car spaces
- Suite 12 207.78 sqm (2,237sqft) up to 7 car spaces

Car Parking Car Parking spaces are being sold separately and can be acquired at a ratio of approximately 3 car spaces per 1000 sq ft of office accommodation.



Site plan



Location map

Below is a list of some of the companies who have already chosen to locate at Blanchardstown Corporate Park:

- | | | |
|-------------------|-----------------|-------------------|
| EBAY | TEXACO | FONE FACTORY |
| PAYPAL | DIRECT SKI.COM | SERVECENTRIC |
| SYNOPSIS INC. | HEALTH & SAFETY | INTENTIA |
| MEXX | EXECUTIVE | KEPAK CONVENIENCE |
| NIKE | EMC2 | FOODS |
| ZARIA CORPORATION | EQUITANT | ASK JEEVES |
| IBM | NIKE | QLOGIC |
| TESCO | CHAMPION | |
| SUPERQUINN | CLOTHING CO. | |