FABRICA HOUSE

BLANCHARDSTOWN
CORPORATE
PARK

INDUSTRIAL | WHOLESALE | TRADE | MANUFACTURING

WHERE BUSINESS MEETS THE SPOTLIGHT

A BEST IN CLASS, SUSTAINABLY DESIGNED BUILDING SUITABLE FOR LIGHT INDUSTRIAL, WHOLESALE AND MANUFACTURING USES

EXCELLENT LOCATION

Located at Blanchardstown Corporate Park, Northwest Dublin's highest quality business park

LARGE MULTI-USE SPACE

0.9 acre site area, 8.65m clear internal height to eaves

HIGH CONNECTIVITY

Easy access to M2, M3 & M50

CLOSE TO THE AIRPORT

15 minute drive to Dublin Airport

CLOSE TO CITY CENTRE

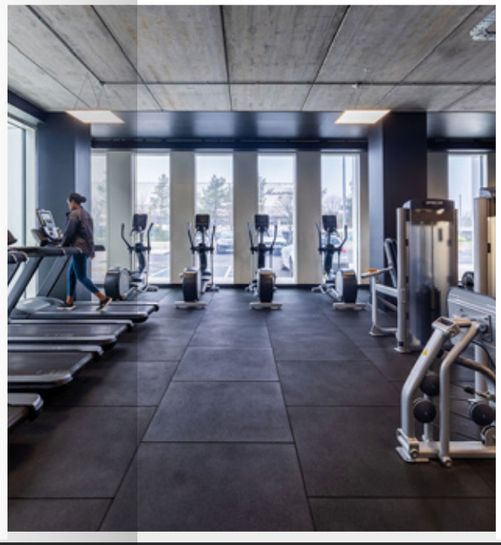
15 minutes to Port Tunnel

LARGE CATCHMENT

1.4 million people within 30 minute drive of Blanchardstown Corporate Park

BLANCHARDSTOWN CORPORATE PARK

Blanchardstown Corporate Park is Ireland's premier business park and has attracted over 150 companies from Ireland, UK, Central Europe and North America. Companies are attracted by the state of the art buildings, the secure and highly landscaped environment, ease of access and the presence of on-site staff amenities.



A PROVEN WORLD CLASS LOCATION

Bristol-Myers Squibb · PUMA · KEPAK · OCUCO · GUIDEWIRE · COHESITY

Feidhmeannacht na Seirbhíse Sláinte Health Service Executive · aviareto · Cover·More · Bank of Ireland · SYNOPSYS · VEOLIA · SENSORi

LOCATION

Access to public transport at Blanchardstown Corporate Park is excellent, with the 40D bus route serving the Park and several other routes linking with the Corporate Park and Blanchardstown Town Centre.

DUBLIN BUS

The 40D bus operates between Parnell Street and Tyrellstown on weekdays, running approximately every 20 minutes.

Additional bus services include:

- 38, 38A, 38B – Direct routes to the city centre
- 220 – Local service to Santry and Dublin City University (DCU)
- 236 – Service to Blanchardstown Shopping Centre

NEARBY AMENITIES

Blanchardstown Corporate Park is strategically located between the M2 & M3 motorways allowing ease of access to either, and onto the M50.

Located within the Dublin Enterprise Zoned and the fastest growing region of Ireland, the area is host to an ever expanding range of nearby amenities and facilities.

AMENITIES

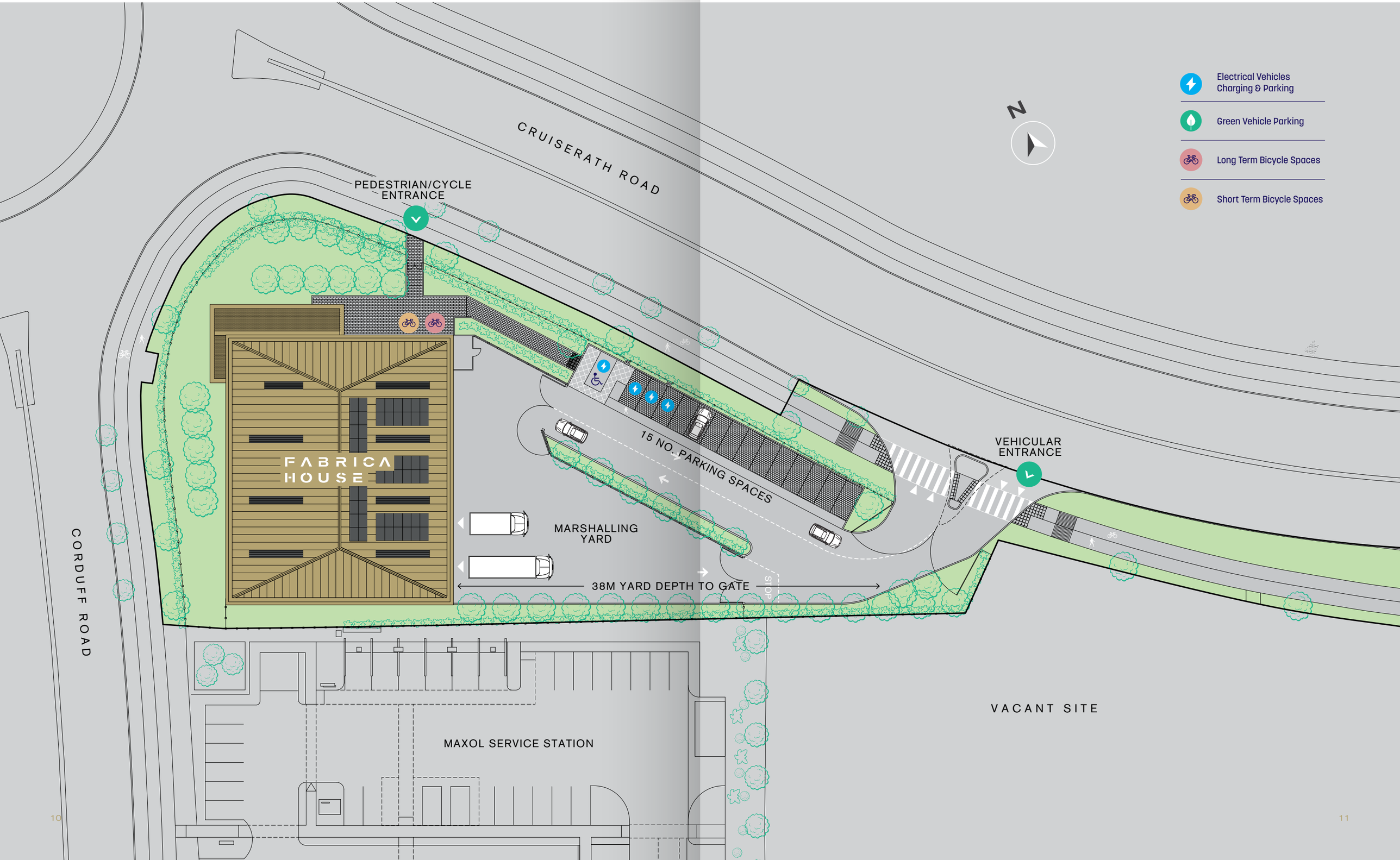
1. Maxol
   - Bagel Factory
   - O'Briens Sandwiches
   - Insomnia Coffee
   - Burger King
2. Fuse Gym & Orani Café
3. Café Park
4. Texaco and Centra
5. Café Java
6. Giraffe Childcare
7. School
8. Technological University Dublin
9. National Sports Campus
10. National Aquatic Centre
11. Carlton Hotel

BUSINESS PARKS

12. College Business & Technology Park
13. Northwest Business Park
14. Rosemount Business Park

- **N3 -** 5 MINS
- **N2 -** 6 MINS
- **M1 -** 11 MINS
- **N4 -** 8 MINS
- **N7 -** 11 MINS

SITE PLAN


CRUISERATH ROAD
PEDESTRIAN/CYCLE ENTRANCE
FABRICA HOUSE
15 NO. PARKING SPACES
VEHICULAR ENTRANCE
MARSHALLING YARD
38M YARD DEPTH TO GATE
STOP
CORDUFF ROAD
MAXOL SERVICE STATION
VACANT SITE
N
Electrical Vehicles Charging & Parking
Green Vehicle Parking
Long Term Bicycle Spaces
Short Term Bicycle Spaces

DESCRIPTION

FABRICA HOUSE

1,281.3 SQ M
(13,791 SQ FT)
TOTAL FLOOR AREA

961.3 SQ M
(10,347 SQ FT)
WAREHOUSE FLOOR AREA

320 SQ M
(3,444 SQ FT)
OFFICE FLOOR AREA

SUITABLE FOR

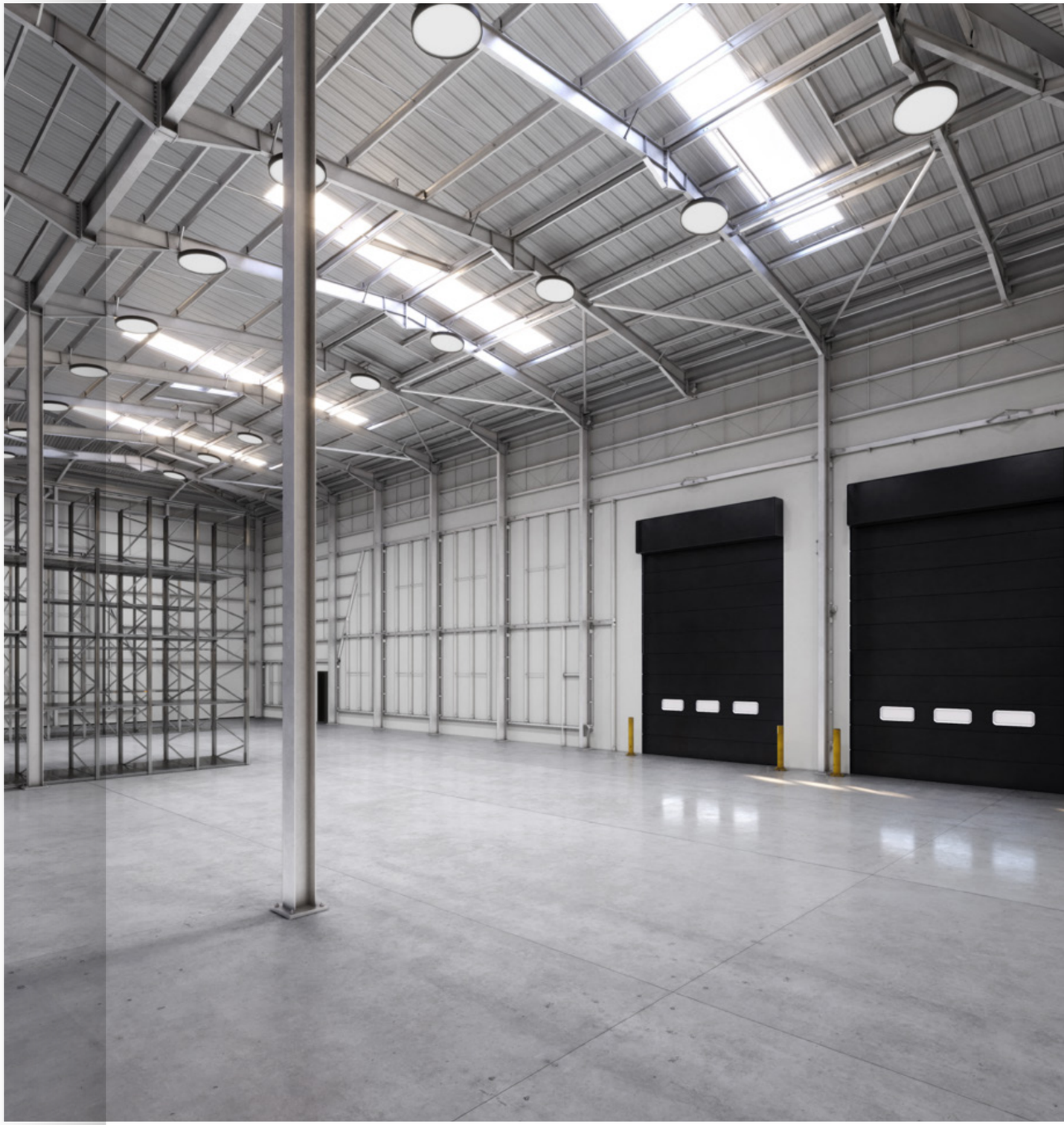
INDUSTRIAL | WHOLESALE | TRADE | MANUFACTURING

2	**0.9** ACRES	**8.65**M approx.	**40** KN/M2	**100** KVA
LEVEL ACCESS DOORS	SITE AREA	CLEAR INTERNAL HEIGHT	FLOOR LOADING	POWER
15	**4**	**1**	**22**	**1**
TOTAL CAR PARK SPACES	EV CAR PARKING SPACES	ACCESSIBLE CAR PARKING SPACES	BICYCLE SPACES	MOTORBIKE PARKING SPACES

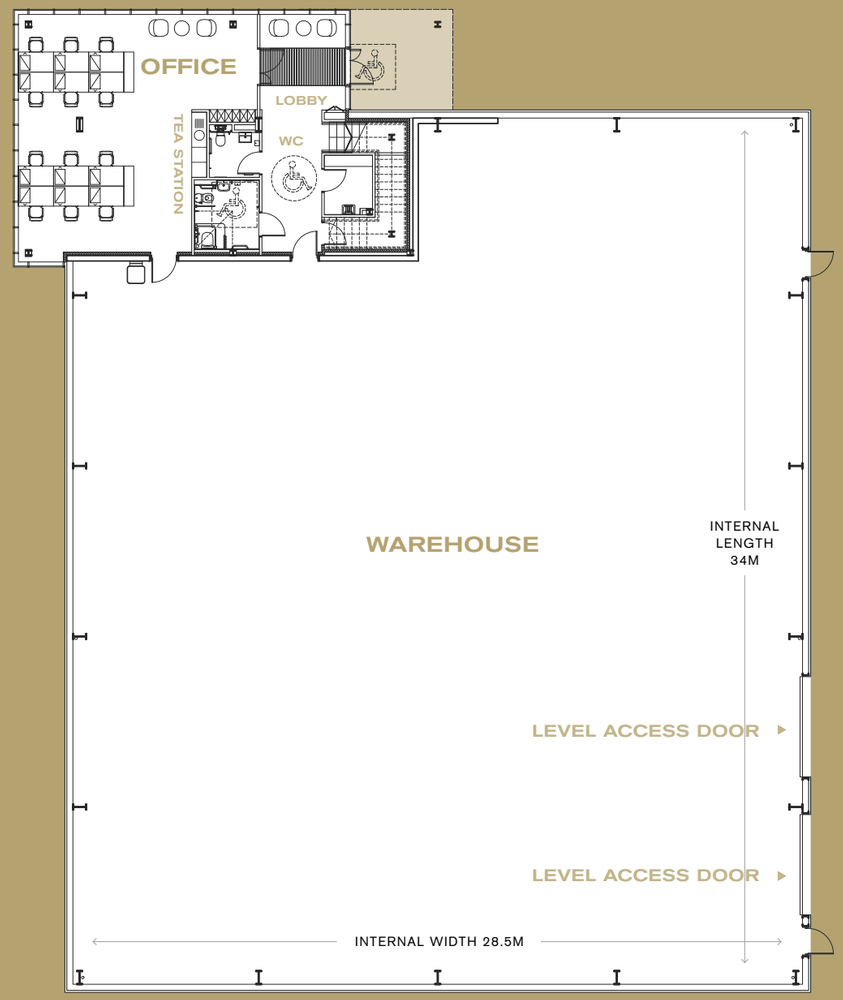
Fabrica House is designed to set a new benchmark for quality. Internally, the building will deliver a best-in-class specification, with high-performance glazing that floods the office spaces with natural light. A state-of-the-art VRF air-conditioning system will provide efficient heating and cooling, ensuring year-round comfort. Targeting LEED Gold certification and an A3 Building Energy Rating, Fabrica House is engineered to be a healthy, energy-efficient, and low-carbon workplace – supporting both sustainability goals and occupant wellbeing.

U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

BER A3



FLOOR PLANS



GROUND FLOOR

WAREHOUSE	961.3 SQM
OFFICE*	151.6 SQM
TOTAL	**1,112.9 SQM**

* Including entrance lobby, toilets, tea station & stairs

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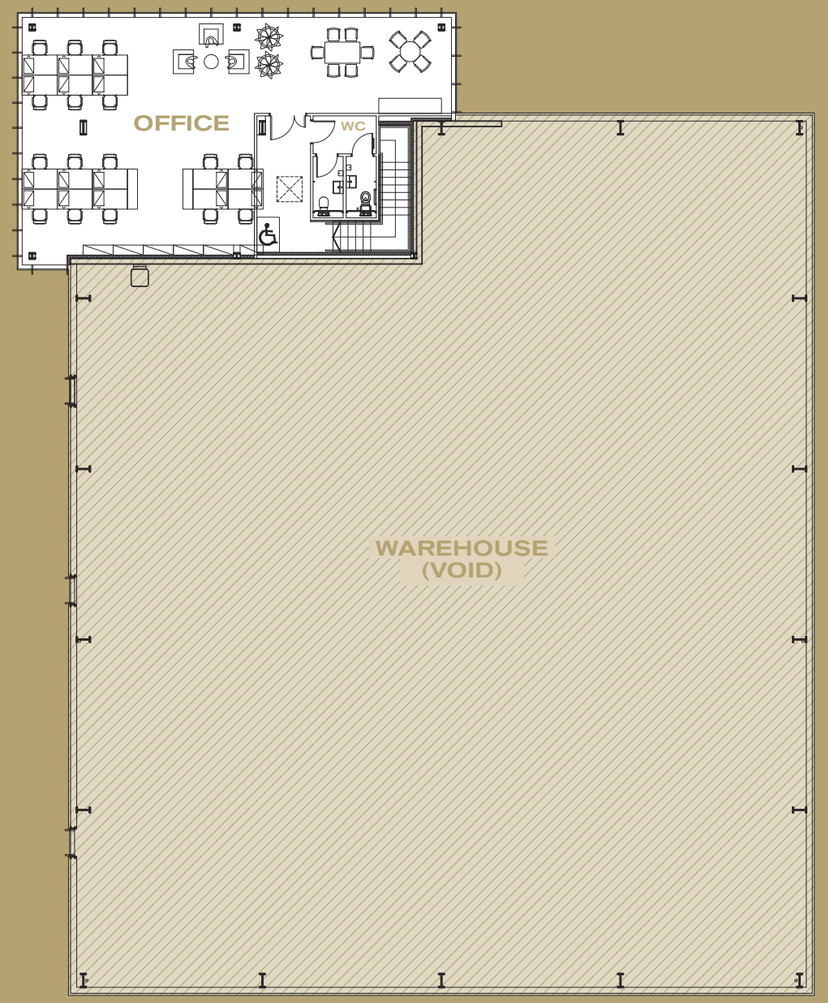

FIRST FLOOR

OFFICE*	168.4 SQM
TOTAL	**168.4 SQM**

* Including entrance lobby, toilets, tea station & stairs

THE DEVELOPER

CHANNOR
REAL ESTATE GROUP

CHANNOR REAL ESTATE GROUP

Since 1990, Channor Real Estate Group has been specialising in delivering high-quality property developments from inception to long-term management. With deep industry expertise and a commitment to excellence in design, planning, and stewardship, we create enduring places built to perform and thrive.

Channor Real Estate Group is a member of the Irish Green Building Council., Ireland's leading non-profit organisation dedicated to promoting sustainable construction and the decarbonisation of the built environment.

IGBC
IRISH GREEN BUILDING COUNCIL

PROFESSIONAL TEAM

Developer	Channor Real Estate Group
Main Contractor	Channor Construction
Architect	TOT Architect
Structural & Civil Engineers	DFK
M&E Engineers	Parkbourne
LEED Consultant	Meehan Green
Planning Consultant	Tom Philips & Associates
Legal	AMOSS

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PSRA Licence No. 002027

DISCLAIMER: Particulars are set out as a general outline for potential tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY or CBRE Advisory (Irl) Limited has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending tenant or third party arising out of information contained on these web pages, brochures or given verbally. Annual rents are quoted exclusive of VAT and any other applicable taxes that the tenant will be liable for and the tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.

CHANNOR

REAL ESTATE GROUP

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