

# GYM OPPORTUNITY, PART BLOCK 4A BLANCHARDSTOWN CORPORATE PARK, BLANCHARDSTOWN, DUBLIN 15



**01-638 2700**

- Excellent gym opportunity within one of Dublin's premier office parks
- Floor area approximately 928 sqm (9,988.91 sqft)
- 37 surface car parking spaces and ample bicycle parking facilities
- Substantial workforce serving over 150 companies on site
- Occupiers within the park include Nike, Puma, Bristol-Myers Squibb and the Health Service Executive



## LOCATION

Blanchardstown Corporate Park is located off the western side of Blanchardstown Road (R121) and Ballycoolin Road approximately 12 kilometres northwest of Dublin's city centre. Its strategic location approximately 4.8km northeast of the Navan Road (N3)/M50 motorway junction provides rapid motorway access to Dublin Airport, the Port Tunnel and all of the main arterial routes to and from the city. The park also benefits from its close proximity to Blanchardstown Town Centre.

Blanchardstown is well served by public transport including regular Dublin Bus services and a private shuttle service provides regular services to the park, to commuters of Coolmine Station from the city centre and suburbs such as Ashtown, Castleknock, Dunboyne, Leixlip, Maynooth and Kilcock.

## DESCRIPTION

Blanchardstown Corporate Park is one of Dublin's premier office parks occupying a landscaped site of approximately 100 acres. The park is home to a variety of indigenous and world-wide companies including Nike, Puma, Bristol-Myers Squibb, Health Service Executive, Digital Realty Trust, QLogic, Kepak, Ocucio and Guidewire. Excellent facilities which include a crèche, restaurant, mini-supermarket and two petrol stations cater for the workforce serving over 150 companies on site.

## THE PROPERTY

Block 4a will comprise a mixed use building and is located at the western entrance of Blanchardstown Corporate Park adjacent to crèche and restaurant facilities. The main entrance to the building faces Cruiserath Road and will be shared by a café/restaurant at ground floor level and a co-working space at first floor.

## GYM OPPORTUNITY

The gym will be accessed via a double height entrance facing the R121 road and will comprise open plan workout space with associated changing facilities and staff areas. The gym will cater for employees of Blanchardstown Corporate Park but also the surrounding catchment of Tyrrelstown, Mulhuddart and Blanchardstown.

## ACCOMMODATION

Description	SqM	SqFt
Gym	928	9,988.91

## CAR PARKING

37 car parking spaces and ample bicycle parking facilities.

## RENT

On application.

## LEASE

A new lease is available.

## SERVICE CHARGE

Approx. €5,661 + VAT per annum.

## BER INFORMATION

BER: C3 BER No. 800069791. EPI: 371.06 kWh/m<sup>2</sup>/yr.

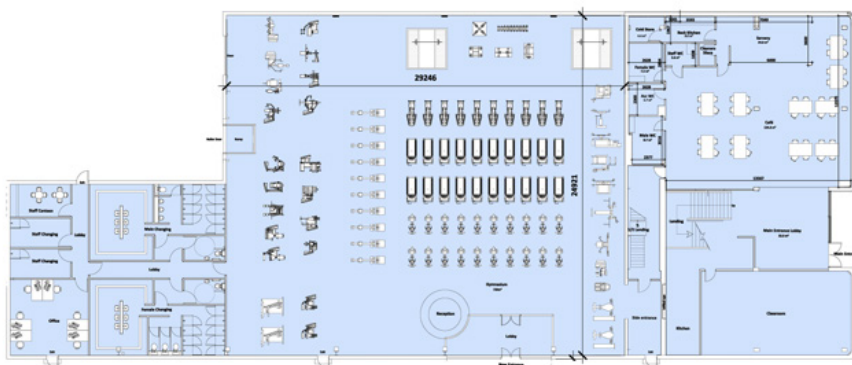
## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Emma Coffey 01-638 2727 [ecoffey@lisney.com](mailto:ecoffey@lisney.com)

Jennifer Prunty 01-638 2751 [jprunty@lisney.com](mailto:jprunty@lisney.com)



## DUBLIN

St. Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Email: [dublin@lisney.com](mailto:dublin@lisney.com)

## BELFAST

Montgomery House,  
29-33 Montgomery Street,  
Belfast, BT1 4NX  
Tel: +44 2890 501 501  
Email: [belfast@lisney.com](mailto:belfast@lisney.com)

## CORK

1 South Mall,  
Cork,  
T12 CCN3  
Tel: +353 21 427 5079  
Email: [cork@lisney.com](mailto:cork@lisney.com)

## LONDON

33 Cavendish Square,  
Marylebone,  
London, W1G 0PW, UK  
Tel: +44 (0)203 714 9055  
Email: [london@lisney.com](mailto:london@lisney.com)

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