



FOR SALE/TO LET
18 OWN DOOR OFFICE SUITES

PLAZA 256

WWW.BLANCHARDSTOWNCORPORATEPARK.COM



Blanchardstown Corporate Park Contact Information



Channor Ltd

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BLANCHARDSTOWN CORPORATE PARK 2



Blanchardstown Corporate Park 2

Blanchardstown Corporate Park has attracted over 50 companies from Ireland, England, Central Europe and North America. International companies seeking to benefit from a skilled and educated local workforce, world class communications infrastructure, superb on site staff facilities – creche, restaurant, mini supermarket, petrol station – and the excellent public and private bus service have chosen Blanchardstown Corporate Park as their European headquarters.

The following companies have already chosen to locate at Blanchardstown Corporate Park:

- | | | |
|----------------|--------------|---------------|
| AIB | FONE FACTORY | SERVECENTRIC |
| AMAZON | H.S.E. | SYNOPSIS INC. |
| CASTROL | IBM | SUPERQUINN |
| DIRECT SKI.COM | MEXX | TESCO |
| EBAY | NIKE | TEXACO |
| EMC2 | PAYPAL | |

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. The location offers occupiers easy access to the M50, Navan Road (N3), N2, M1 and Dublin Airport.

Description

The Plaza 256 development provides occupiers with a unique opportunity to acquire an Own Door Office Suite in a large, corporate-style headquarters building. The office suites, ranging in size from 48m² to 176 m², will be accessed via a bright and spacious central atrium. The accommodation has been designed to a very high specification to cater for modern business requirements. Occupiers can avail of instant telecommunications access; fibre optic, copper & wireless technologies; telehouse/ data centre facilities and bandwidth enabled buildings.



Outline Specification Includes:

- Air conditioning
- Raised access floors
- Floor boxes wired for power (1:10m²)
- Suspended ceilings
- Recessed lighting
- Feature atrium
- Feature glass lift
- Wood finish to internal office elevations
- Excellent car parking allocation



Public & Private Bus Transport

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.

FEEDER BUS Blanchardstown Corporate Park operates a private express bus service to the city centre, Blanchardstown Town Centre and a railway feeder bus service in the morning, lunchtime and evening as an alternative transport option for staff.

40D BUS Runs from Parnell Street to Tyrellstown from 0625 to 2305 weekdays, leaving every 20 minutes on average with a journey time of 45 minutes. The bus runs from Tyrellstown to Parnell Street from 0645 to 2300 weekdays, leaving every 20 minutes on average with a journey time of 45 minutes. This business park is also served by the 38B/C.

Private Feeder Bus Timetable: Monday to Friday

From Coolmine Train Station via Blanchardstown Shopping Centre to Blanchardstown Corporate Park: 8:10am / 8:25am

Royal Dublin Hotel O'Connell Street to Blanchardstown Corporate Park (via Phibsboro): 8:20am

Blanchardstown Shopping Centre to Blanchardstown Corporate Park (lunch time service): 13:05 to Centre / 13:50 from Centre

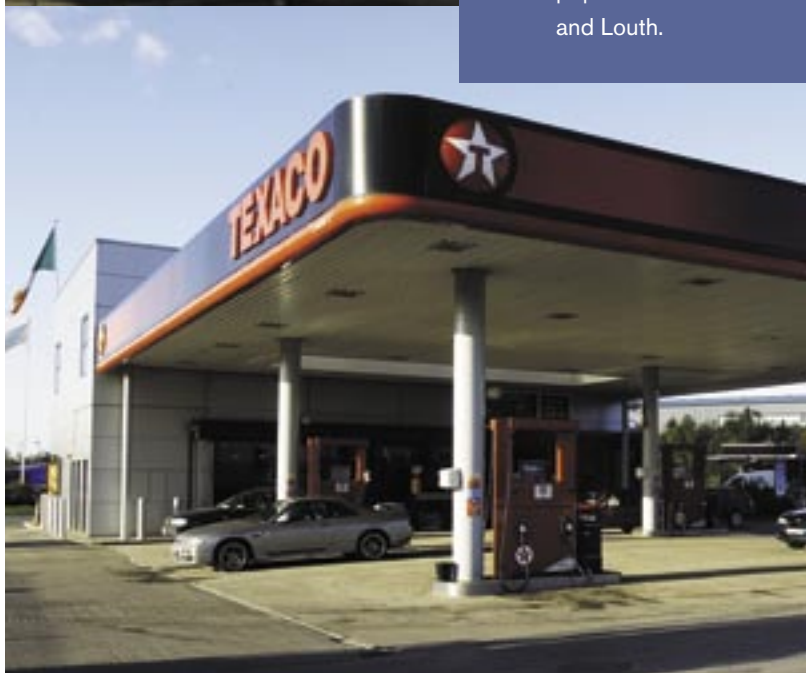
Blanchardstown Corporate Park via Blanchardstown Shopping Centre to Coolmine Train Station: 17:10 / 17:45

*Additional 16:00 service from the Corporate Park to City Centre Friday only

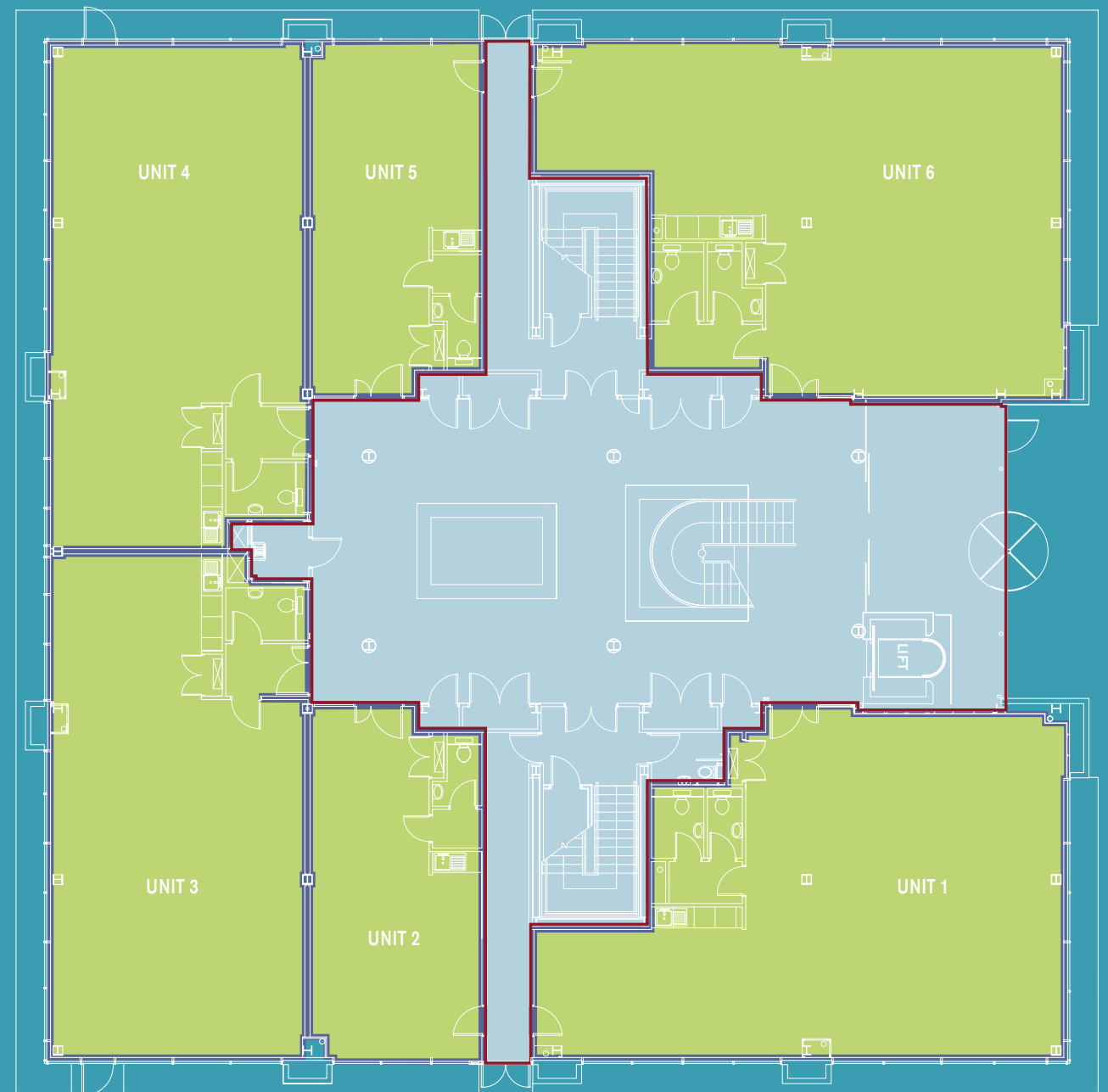
Blanchardstown Corporate Park to O'Connell Street: 17:50



- Amenities & Public Services:**
- All the amenities required of a world class corporate location can be availed of at Blanchardstown Corporate Park 2.
 - Excellent choice of on-campus restaurants & shops.
 - Purpose built childcare facility on-site with places for up to 120 children.
 - New 4 Star Hotel within 1km of the corporate park. Proximity to a host of restaurants, cafes, golf courses and other recreational facilities.
 - James Connolly Memorial Hospital within 2km of the Corporate Park.
 - Blanchardstown Town Centre, with its vast array of shopping, dining, and recreational facilities, is within 2km of the Corporate Park.
 - The Corporate Park is easily accessible from the popular commuter centres of Kildare, Meath and Louth.



Ground Floor



Accommodation

Unit No.	Size (m ²)	Parking Spaces
Unit 1	132m ²	4 car spaces
Unit 2	48m ²	2 car spaces
Unit 3	109m ²	4 car spaces
Unit 4	109m ²	4 car spaces
Unit 5	48m ²	2 car spaces
Unit 6	132m ²	4 car spaces

Car Parking: Car Parking spaces are provided at a ratio of approximately 3 car spaces per 1000 sq ft of office accommodation.

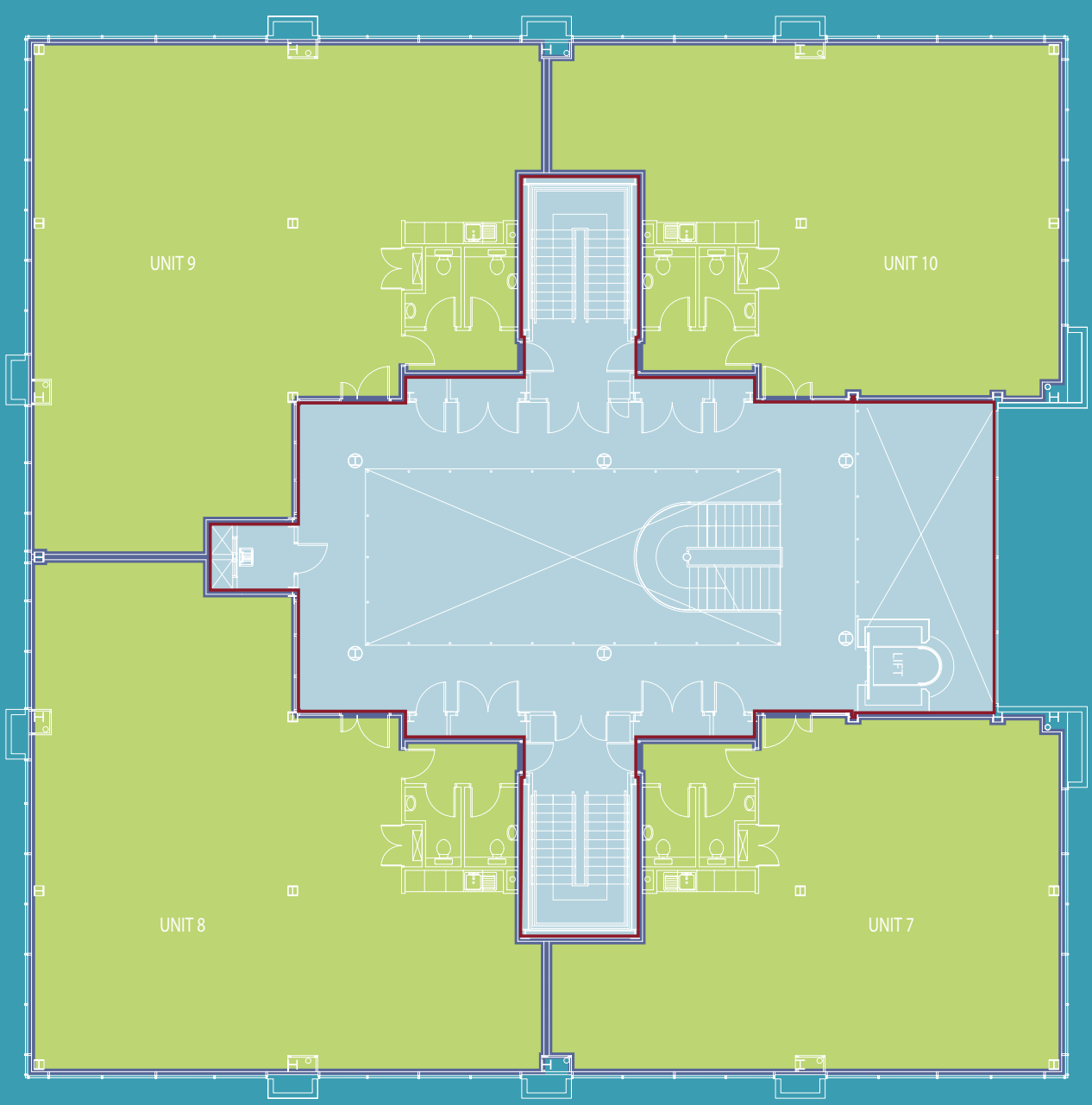
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Ground Floor

Denotes common areas within Plaza 256



First Floor



Accommodation

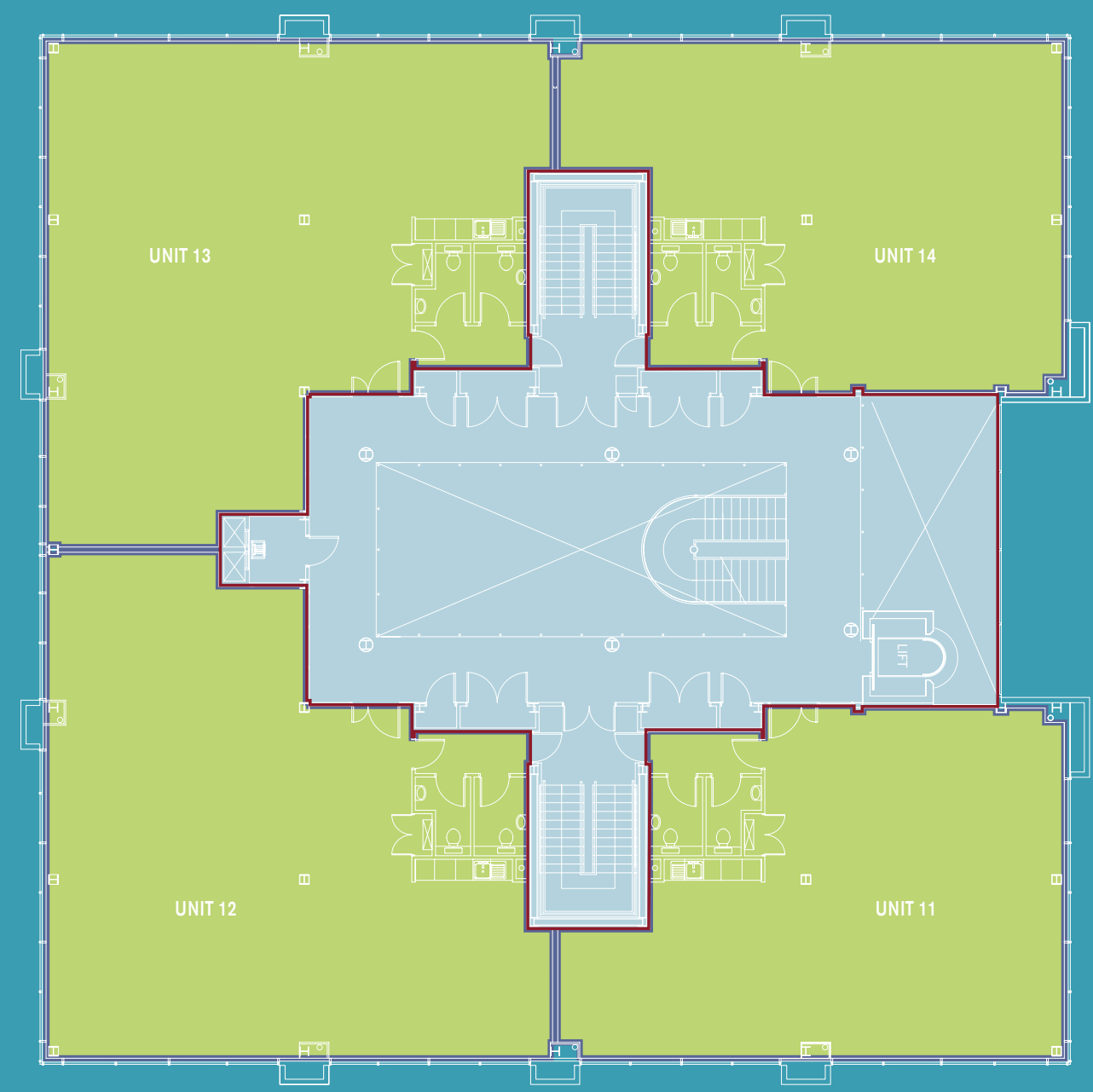
	Unit No.	Size (m ²)	Parking Spaces
1 First Floor	Unit 7	132m ²	4 car spaces
	Unit 8	176m ²	8 car spaces
	Unit 9	176m ²	8 car spaces
	Unit 10	133m ²	4 car spaces

Car Parking: Car Parking spaces are provided at a ratio of approximately 3 car spaces per 1000 sq ft of office accommodation.

 Denotes common areas within Plaza 256




Second Floor



Accommodation

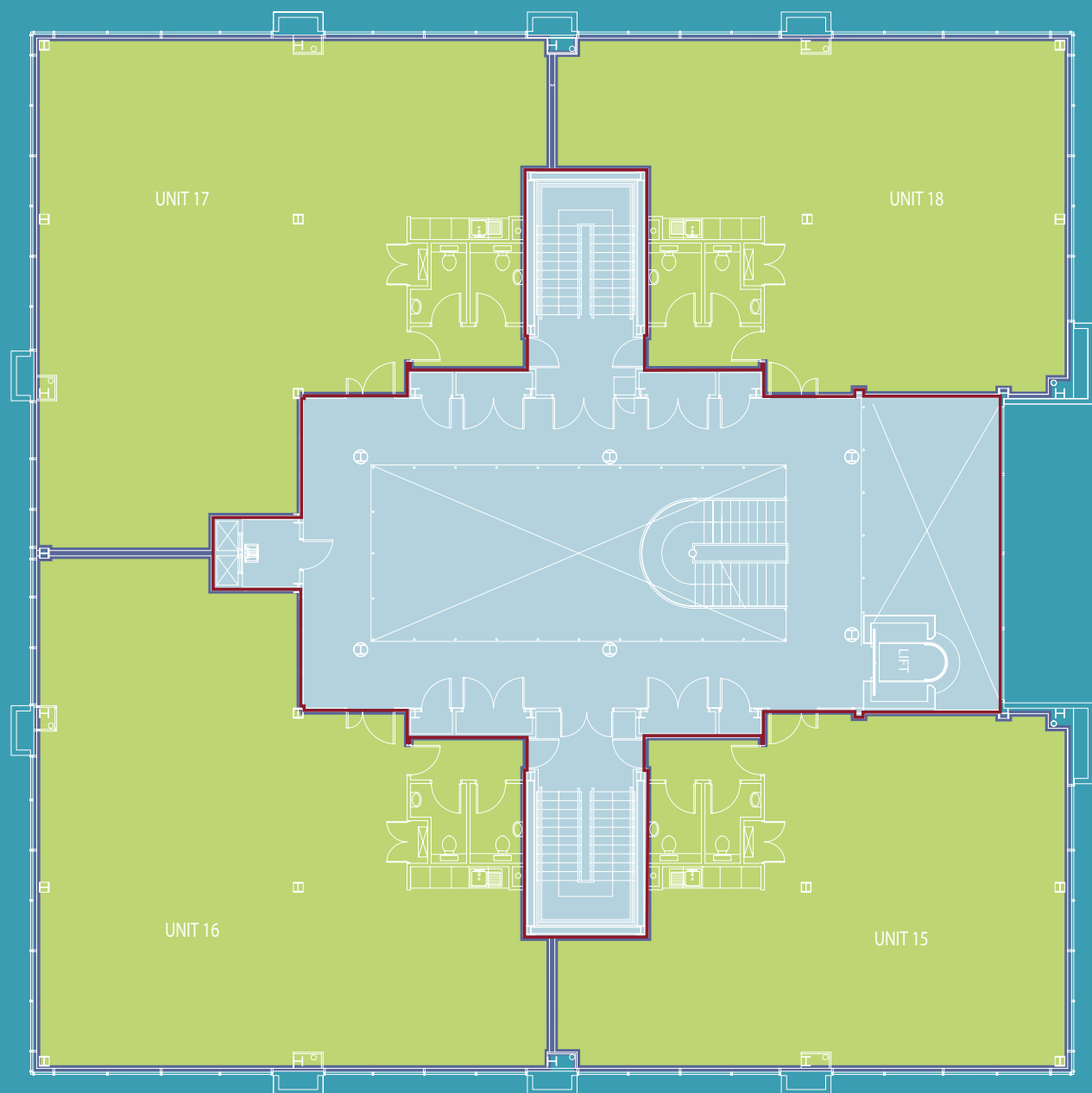
	Unit No.	Size (m ²)	Parking Spaces
2 Second Floor	Unit 11	132m ²	4 car spaces
	Unit 12	176m ²	8 car spaces
	Unit 13	176m ²	8 car spaces
	Unit 14	133m ²	4 car spaces

Car Parking: Car Parking spaces are provided at a ratio of approximately 3 car spaces per 1000 sq ft of office accommodation.

 Denotes common areas within Plaza 256



Third Floor



Accommodation

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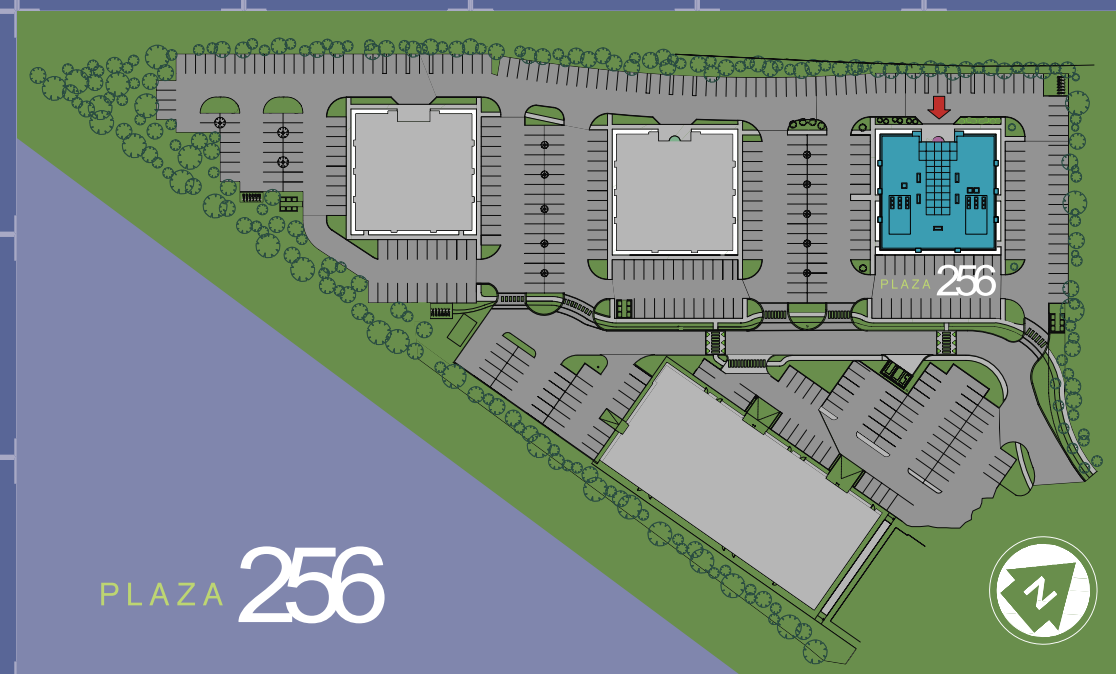
Third Floor

Unit No.	Size (m ²)	Parking Spaces
Unit 15	132m ²	4 car spaces
Unit 16	176m ²	8 car spaces
Unit 17	176m ²	8 car spaces
Unit 18	133m ²	4 car spaces

Car Parking: Car Parking spaces are provided at a ratio of approximately 3 car spaces per 1000 sq ft of office accommodation.

Denotes common areas within Plaza 256

Site Plan



Map



256

DISCLAIMER

These particulars do not form part of any contract and are for guidance only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.