FORTIS HOUSE

BLANCHARDSTOWN
CORPORATE
PARK

INDUSTRIAL | LOGISTICS | DISTRIBUTION

MAKE FORTIS YOUR COMPETITIVE EDGE.

FORTIS HOUSE

A BEST IN CLASS, SUSTAINABLY DESIGNED BUILDING FOR LOGISTICS, WAREHOUSING AND DISTRIBUTION.

EXCELLENT LOCATION

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

LARGE MULTI-USE SPACE

1.87 acre site area, 14m clear internal height to eaves

CLOSE TO THE AIRPORT

15 minute drive to Dublin Airport

HIGH CONNECTIVITY

Easy access to M2, M3 & M50

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

IRELAND'S PREMIER BUSINESS PARK, ATTRACTING OVER 150 COMPANIES FROM IRELAND, THE UK, CENTRAL EUROPE AND NORTH AMERICA.

A PROVEN WORLD CLASS LOCATION

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.

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.

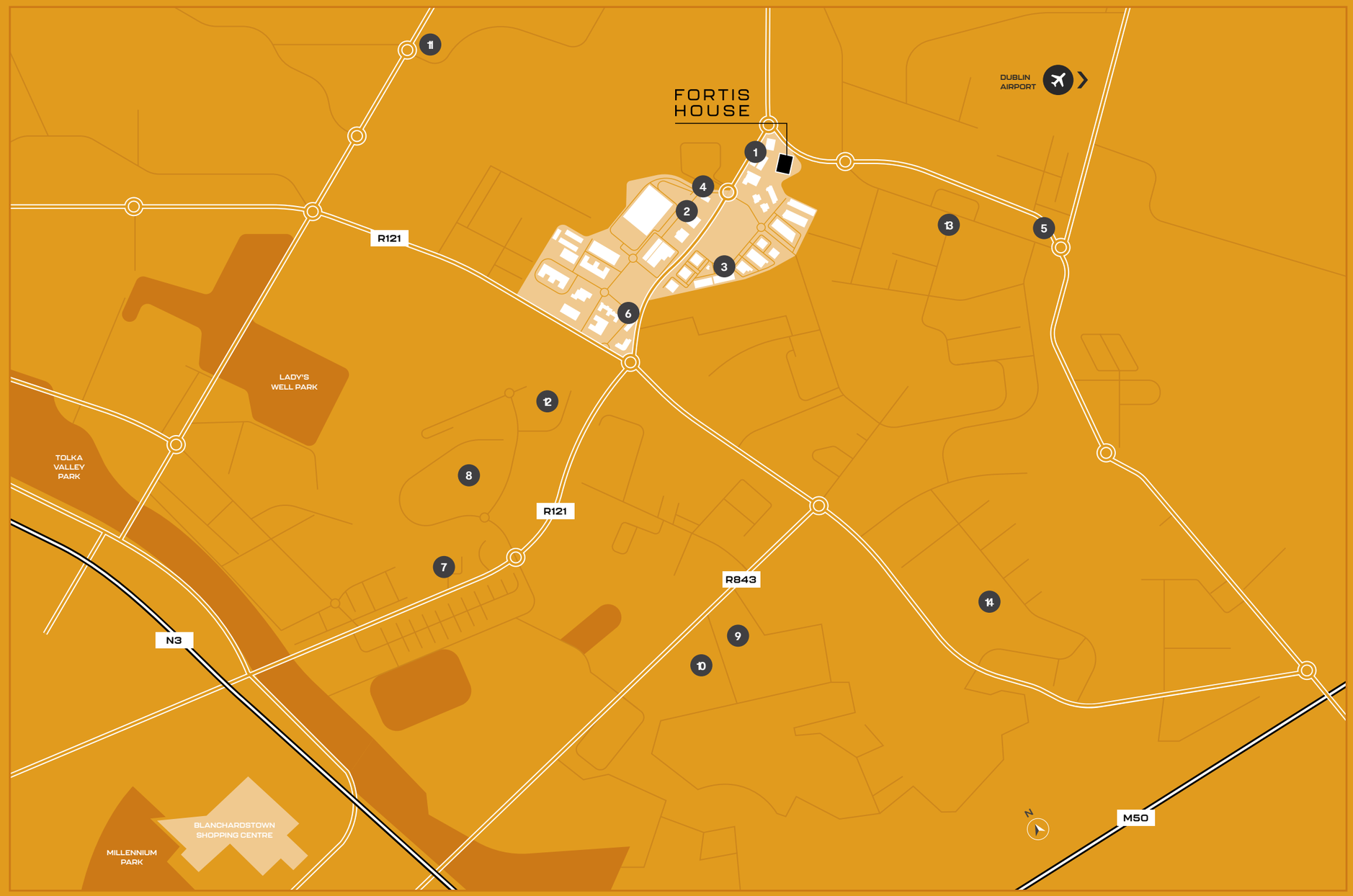
Additional bus services include:

- **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 Zone and the fastest growing region of Ireland, the area is host to an ever expanding range of nearby amenities and facilities.



PREMIUM TWO-STOREY OFFICE FRONTAGE & STAFF AMENITIES

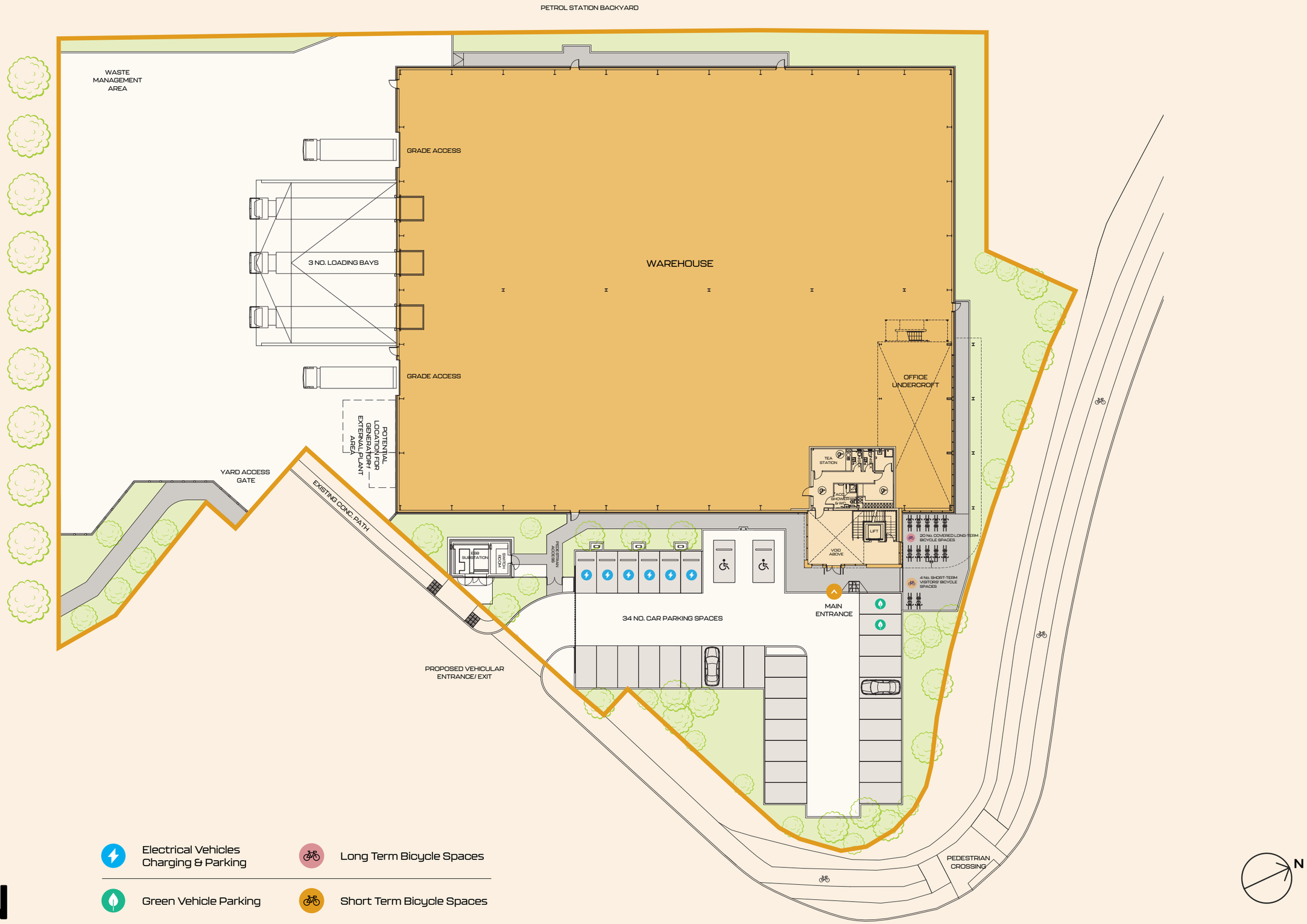
AMENITIES

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

- Electrical Vehicles Charging & Parking
- Long Term Bicycle Spaces
- Green Vehicle Parking
- Short Term Bicycle Spaces

42,569 SQ.FT HIGH-SPEC LOGISTICS & DISTRIBUTION FACILITY

42,569 SQ FT
(3,954.8 SQ M)
TOTAL FLOOR AREA

34,860 SQ FT
(3,238.6 SQ M)
WAREHOUSE FLOOR AREA

+

5,040 SQ FT
(468.2 SQ M)
OFFICE FLOOR AREA

SUITABLE FOR

INDUSTRIAL | LOGISTICS | DISTRIBUTION

2 LEVEL ACCESS DOORS	**3** DOCK LEVELLERS	**1.87 ACRES** SITE AREA	**14M** CLEAR INTERNAL HEIGHT	**50 KN/M²** FLOOR LOADING	**350 KVA** POWER
FM2 FLOOR GRADE	**34** TOTAL CAR PARK SPACES	**8** EV CAR PARKING SPACES	**2** ACCESSIBLE CAR PARKING SPACES	**24** BICYCLE SPACES	**4** SHOWER & CHANGING FACILITIES

FORTIS HOUSE
STRENGTH, DELIVERED

Designed for fast, frictionless operations, it offers the scale, efficiency and brand presence that modern supply chains demand

Fortis House is a 42,569 sq.ft Grade-A logistics and distribution warehouse at the heart of Blanchardstown Corporate Park, Dublin 15 North Dublin's premier business address.

CHANNOR
CHANNOR

A FLAGSHIP PRESENCE

THE STRIKING FAÇADE AND PROMINENT SIGNAGE ZONES CREATE A STRONG BRAND STATEMENT WITHIN AN ESTABLISHED CORPORATE PARK.

Fortis House looks as good as it performs, projecting confidence to customers, partners and talent alike.

Generous yard, efficient circulation, & smart-ready infrastructure

ESG BY DESIGN

Built to outperform, Fortis House targets an A3 BER and LEED Gold certification. Expect an all-electric, low-carbon building fabric with high-performance cladding, LED lighting with smart controls, PV-ready roof, EV charging infrastructure, water-saving systems and excellent air-tightness, reducing running costs while supporting your corporate ESG goals.

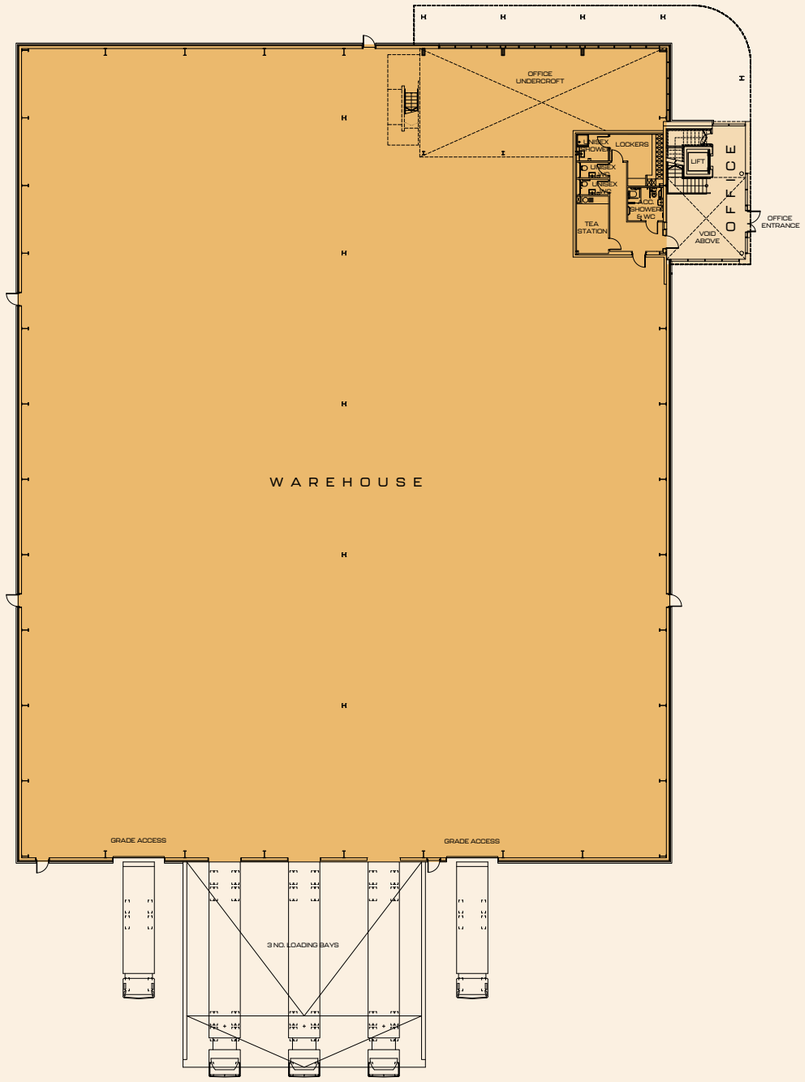
MODERN WORKSPACE YOUR TEAM WILL VALUE

A contemporary two-storey office frontage delivers light-filled accommodation for management, planning and customer service teams, complete with high-quality welfare areas, end-of-trip facilities and landscaped surroundings that enhance daily wellbeing.

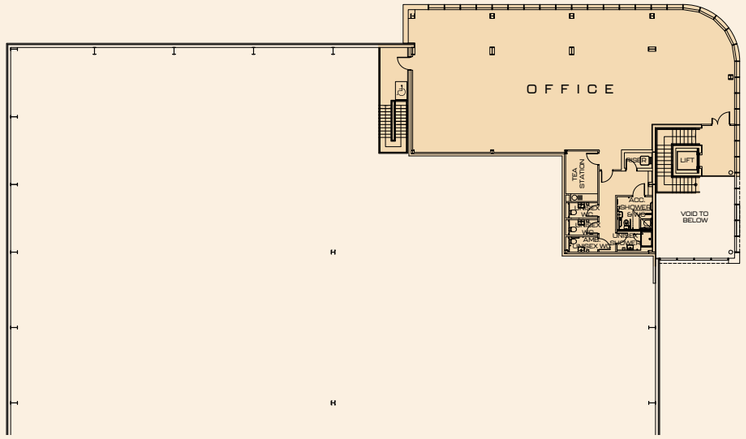
ENGINEERED FOR EFFICIENCY

A clear, highly usable floorplate, generous service yard and segregated HGV/car circulation make loading and onward distribution seamless. High-bay racking potential, smart building readiness and robust power/connectivity keep operations resilient and future-proof.

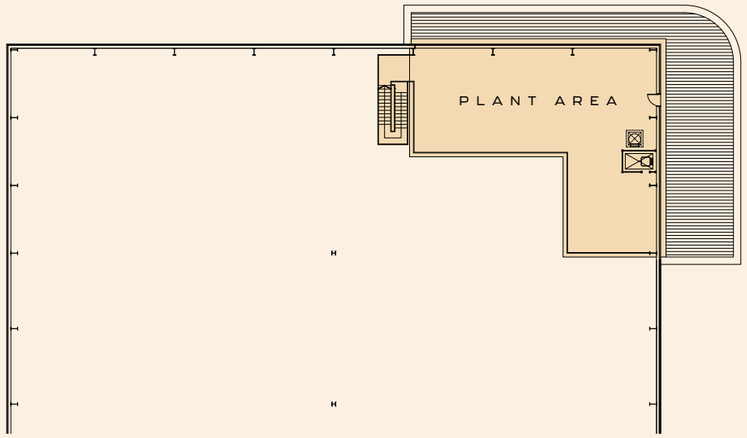
GROUND FLOOR



FIRST FLOOR



`SECOND FLOOR



FLOOR PLANS

FLEXIBLE OCCUPATION

Configured for a single HQ user or adaptable for multi-department operations, Fortis House can be delivered with turnkey CAT A/B office fit-out and tailored operational enhancements to suit e-commerce, pharma, FMCG or 3PL occupiers.

FLOOR	SQ M	SQ FT
GROUND FLOOR WAREHOUSE (incl. toilets, changing facilites and tea station)	3,238.6	
GROUND FLOOR RECEPTION	72.8	
TOTAL GROUND FLOOR	3,311.4	35,644
FIRST FLOOR OFFICE (incl. lobby, toilets, tea station and stairs)	395.4	4,256
SECOND FLOOR PLANT AREA (incl. escape stairs)	248.0	2,669
TOTAL	**3,954.8**	**42,569**

CHANNOR
REAL ESTATE GROUP

CREATING GREAT PLACES TO LIVE AND WORK

DEVELOPER

Channor Real Estate Group is a family-owned company with a reputation built on trust, integrity and long-term partnerships. We work with like-minded organisations to create places of enduring appeal, placing quality at the heart of everything we do. Our philosophy is simple: a clear vision, excellence in design and planning, and a commitment to doing things the right way.

With hands-on expertise across development, property management and capital management, we deliver projects that stand the test of time. Our “boots on the ground” approach, deep knowledge of building and planning regulations, along with a focus on sustainability, ensure consistent quality, timely delivery and optimised returns throughout the entire lifecycle of each development.

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

JOINT AGENTS

Stephen Mellon
Director
+353 83 473 9668
stephen.mellon@cbre.com

Aaron Robinson
Associate Director
+353 87 183 9584
aaron.robinson@cbre.com

PSRA Licence No. 001528

Philip Harvey
Managing Director
+353 87 839 3992
pharvey@harvey.ie

Hugh Herity
Associate Director
+353 87 720 5674
hherity@harvey.ie

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