

€7.8 million commercial investment in Dublin

Blackrock International Land plc is pleased to announce the purchase of a modern, industrial building in Clonshaugh, Dublin for a total outlay, including costs, of €7.8 million.

Situated in Clonshaugh Business & Technology Park, the property comprises a detached facility of 42,000 square feet, including 16,000 square feet of offices, on a site of 3.38 acres. The building, which is being sold freehold by IDA Ireland, directly adjoins Blackrock's existing 330,000 square feet warehouse and offices set on 30 acres in the same business park, the former Gateway premises.

Located close to the M1 motorway and the Dublin port tunnel, Clonshaugh Business & Technology Park is 8 kilometres from Dublin city centre and 4 kilometres from Dublin airport.

Clonshaugh is set to witness significant growth in the near term with the planned redevelopment of the Northside shopping centre. This major new retail, residential and business development, together with planned infrastructural improvements by Dublin City Council in the area, will create significant growth opportunities within Clonshaugh Business & Technology Park.

The property will benefit from active management and is well positioned to generate strong rental returns in the short term.

Commenting on the transaction, Blackrock Managing Director, Robert Knox, said:

"This purchase increases our investment in Clonshaugh where we see strong potential for growth because of its strategic location on the M1 close to Dublin airport and the Dublin port tunnel."

**Blackrock International Land plc
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**For further information, please contact:
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