



QUADRANT HOUSE  
BALLYMOUNT AVENUE, DUBLIN 12

Office Accommodation | Last Floor Remaining

LANTHORN

**Lisney**  
COMMERCIAL REAL ESTATE





# PROPERTY DESCRIPTION

Ballymount Avenue comprises a detached, two-storey office building extending to approximately 40,000 sq ft. Designed around a central courtyard, the building offers regular, uninterrupted floorplates ideal for flexible and efficient office layouts.

The property has been refurbished to an excellent specification, featuring new raised access floors, suspended mineral fibre ceiling tiles, LED lighting, and a four-pipe fan coil air conditioning system. Access to the building is via a striking glazed double-height

reception area, creating a welcoming first impression. Additional amenities include a new shower block, modern bathrooms, and generous on-site car parking. The property is available immediately, with one floor of approx. 20,000 sqft currently remaining.

| Floor        | SqM   | SqFt   |
|--------------|-------|--------|
| Ground Floor | 1,854 | 19,964 |

## AMENITIES



A3 BER



Dedicated court yard



Efficient floor plate  
(20,000 sq ft)



Newly refurbished



Floor to ceiling height of  
2.7m



New LED lighting  
throughout



New 4-pipe fan coil air  
conditioning system



Glazed double-height  
reception area



New raised access floors



New suspended mineral  
fibre ceiling tiles



New shower block and  
modern bathrooms



59 spaces dedicated to the  
remaining available floor



Ample bicycle stands within the car park



Conveniently located bedside the M50 /  
1.4km from the Luas Red Line at Kingswood





## LOCATION

Ballymount Avenue is extremely accessibly located just 500m from junction 10 (Ballymount) of the M50. This positioning allows for easy access from all arterial routes including the M50, M7, M4, M11 and M1 allowing for easy access for staff. It is also serviced well in terms of public transport with the Luas Red Line stopping 1.4km away at Kingswood.

Ballymount is home to many commercial businesses. Neighbouring occupiers include SIG, G4S Virgin Media Television and Exertis.

There is a service station located directly next to the building with numerous restaurant operators including Burger King, Freshii, Chopstix and Bakewell. In addition, a café is conveniently located right on the doorstep.



## TRANSPORT & ACCESSIBILITY

- M50 | 2 minutes
- M4 | 6 minutes
- M11 | 14 minutes
- M1 | 14 minutes
- Kingswood Luas Red Line | 4 mins (1.4km)







## RENT

On Application

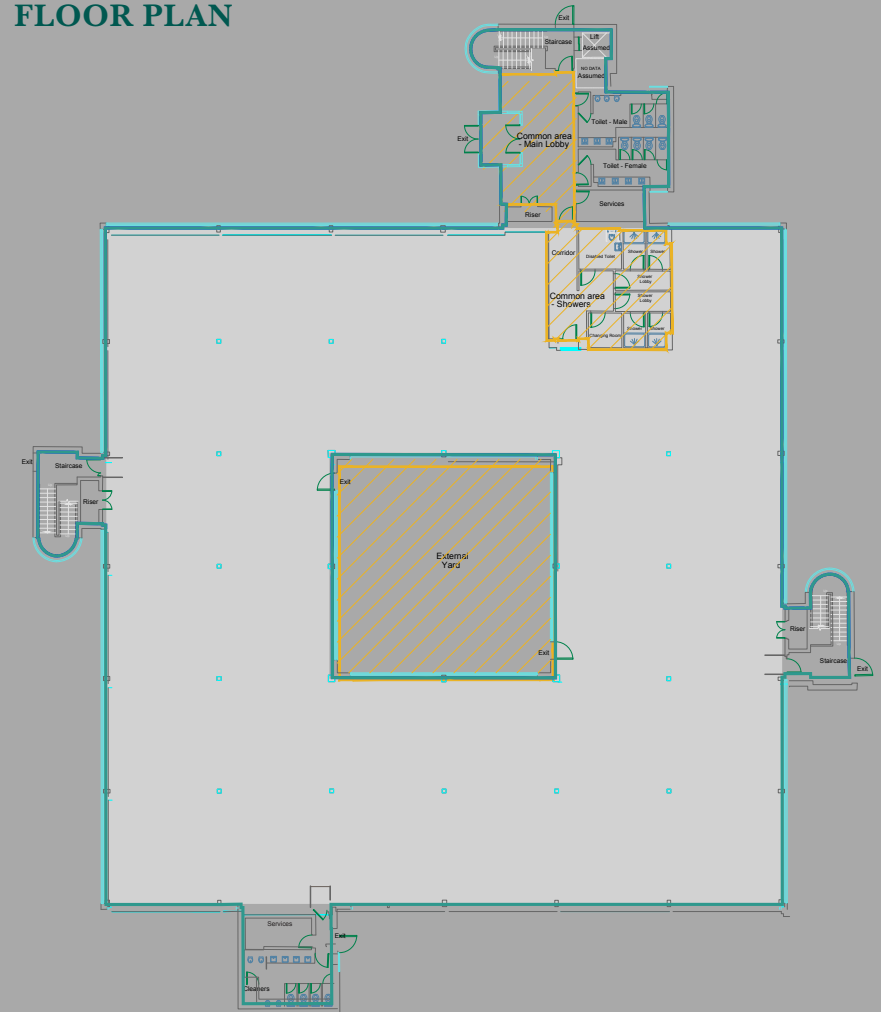
## ESTIMATED RATES

€2.90 per sq ft

## ESTIMATED SERVICE CHARGE

€5.70 per sq ft

## FLOOR PLAN



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Viewing by appointment with sole letting agent

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