Lisney COMMERCIAL REAL ESTATE

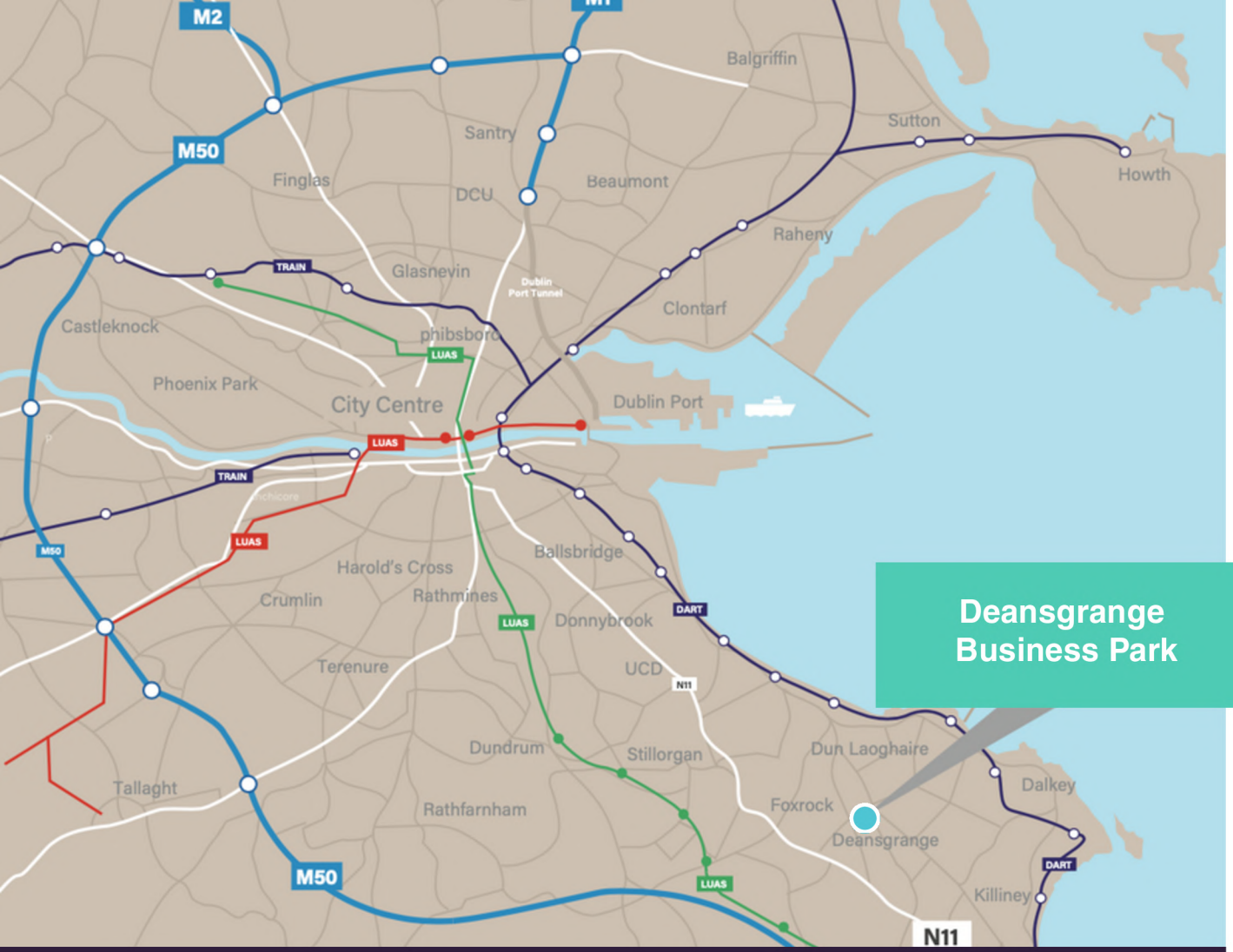
Colliers

TO LET

# Block 1 & 2, Deansgrange Business Park

South County Dublin, A94 KC04

**3,900 - 37,100 sq. ft**




## Just minutes from major routes & amenities...

| N11 | M50 | City Centre | Dublin Airport |
|---|---|---|---|
| 5 mins | 8 mins | 28 mins | 31 mins |

## LOCATION

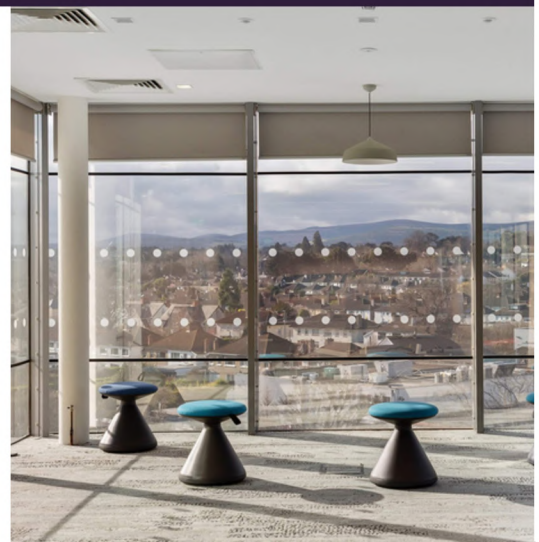
Blocks 1 and 2 are located in the heart of South County Dublin, just 1km from the N11 and less than 5km from the M50, offering excellent connectivity to the wider Dublin region.

The area is now served by the newly introduced **BusConnect routes**, replacing the former 7D, 46A, 75, and 63 services. These include the **E1 and E2 24-hour spine routes, Radial Route 19, and local services such as L12, L14, L15, L26, and L27**, providing enhanced access to key destinations including Dún Laoghaire, Bray, Blackrock, Cherrywood, and the City Centre.

Deansgrange is a well-established and popular office location, home to major occupiers such as Becton Dickinson, Amgen Technology, and the National Rehabilitation Centre.

The immediate area offers a strong mix of residential and commercial amenities including **SuperValu, Lidl, Insomnia Coffee, and ELEV8 Gym.** Additionally, the Dun Laoghaire Institute of Art, Design and Technology (IADT), with over 2,500 students, is just a 10-minute walk away—contributing to a vibrant and dynamic local community.

**Designed by award winning Architects,** these five-storey buildings feature a distinctive tiled cladding system and striking feature glazing, creating a strong architectural presence within the park.



## THE SPACE

Blocks 1 and 2 at Deansgrange Business Park offer high-quality, modern office accommodation in a prime South Dublin location.

There are suites available on the ground, first, third and fourth floors of both buildings with flexible options ranging from 3,961 sq. ft to 37,100 sq. ft. This allows for a variety of occupier needs, whether you're a growing business or an established enterprise seeking a new base.

Internally, the offices are laid out to support modern working styles, with a mix of open-plan areas, private offices, meeting rooms, and boardrooms. The fourth floor also benefits from an impressive kitchenette and breakout area - ideal for informal meetings and team collaboration.

Each floor is finished to a high standard, including suspended ceilings with integrated lighting, air-conditioning, raised access floors, and carpeted finishes throughout. A central core in each block provides access to two passenger lifts, a stairwell, and male, female, and accessible toilet facilities on every level. Additional amenities include shower facilities in the basement and two levels of secure underground car parking.

There are fully fitted options available which offer an opportunity to secure flexible, high-spec office space in a well-connected and professional business environment.

Other Tenants include:

DANONE NUTRICIA EIRGRID

## FEATURES

- Fully Equipped Office Spaces. Select Units Furnished.
- Manned Reception.
- VRF Air Conditioning Systems.
- Suspended Grid Ceilings & Tile Ceiling Systems.
- Raised Access Flooring Throughout Office Areas.
- Dedicated BMS Systems.
- Showers in Basement.
- 2x Passenger Lifts to Each Floor.
- Kitchenette on 4th Floor.
- 53 Car Parking Spaces.

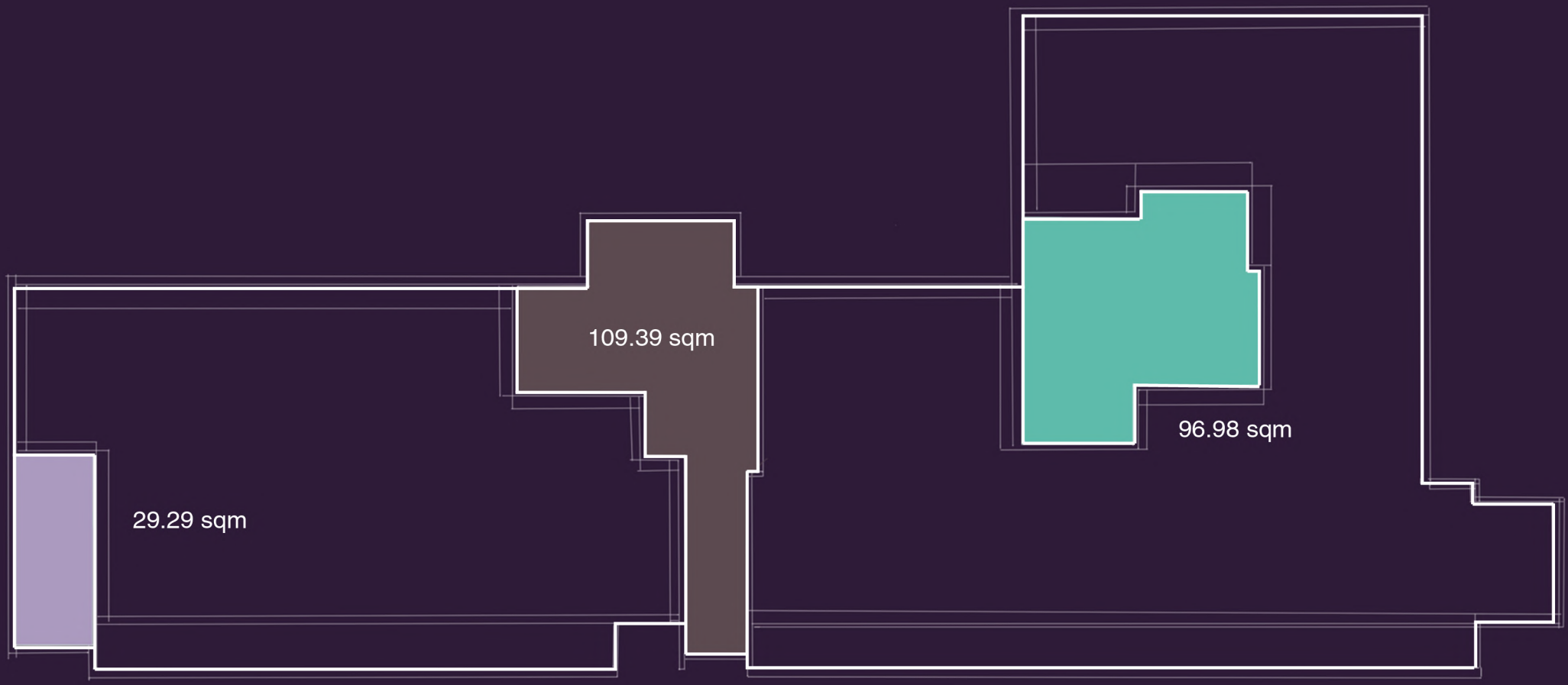
## Schedule

**OF ACCOMODATION**

| FLOOR | BLOCK | Sqm | Sqft |
|---|---|---|---|
| Part 3rd Floor | 1 | 392 | 4,219 |
| Ground Floor | 2 | 368 | 3,961 |
| Third Floor | 2 | 430 | 4,628 |
| First Floor | 1 & 2 | 1,060 | 11,409 |
| Fourth Floor | 1 & 2 | 1,203 | 12,949 |

TYPICAL

# Floor Plan



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## TERMS

On application

## RENT

On application

## VIEWINGS

Strictly by prior appointment

## BER

TBC

## JOINT AGENTS

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in re- spect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omis- sion, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney