

TO LET  
FIRST FLOOR

BLOCK



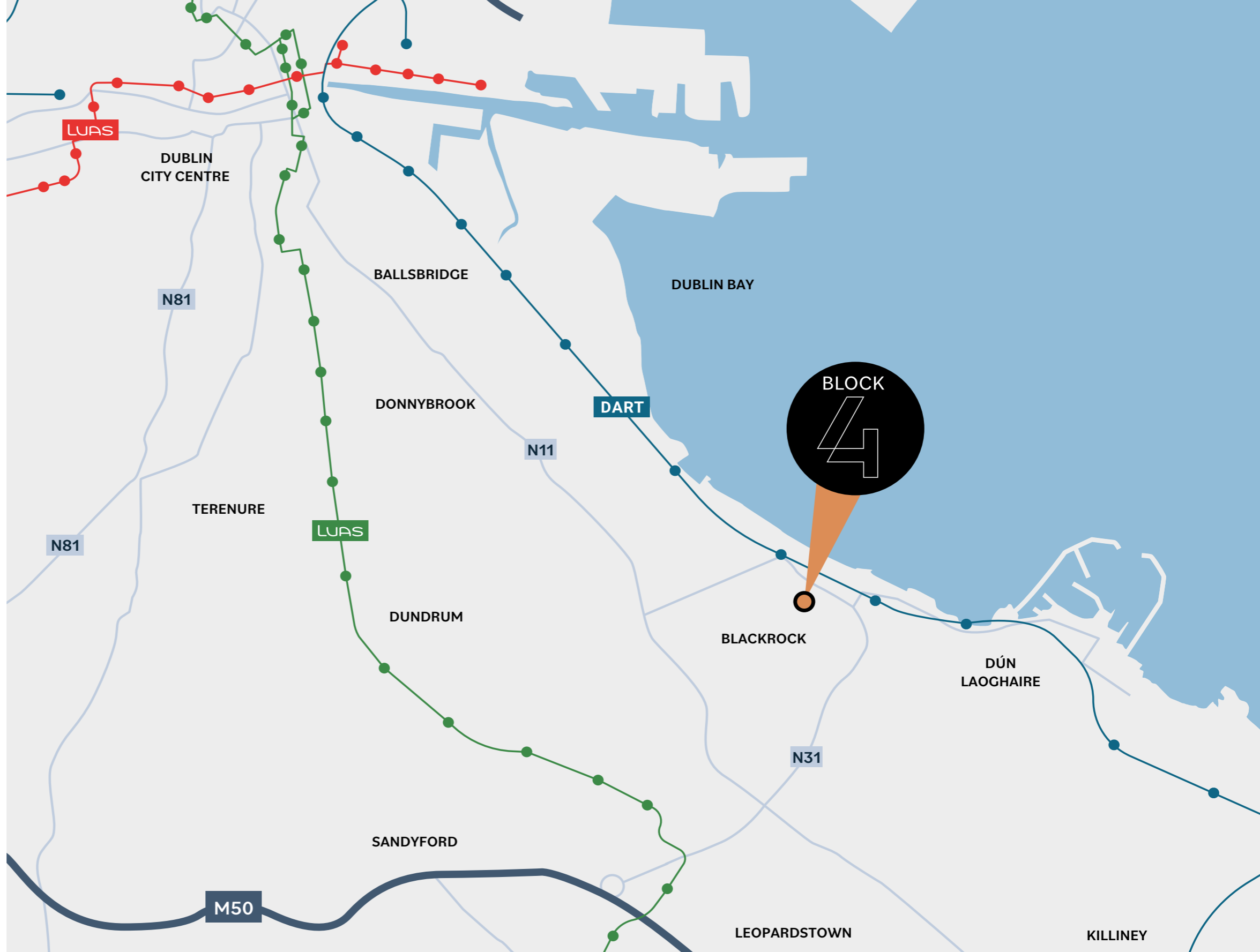
BLACKROCK BUSINESS PARK, CO. DUBLIN

## LOCATION

Blackrock Business Park is located approximately 7km south of Dublin City Centre in the affluent suburb of Blackrock.

The Business Park is well served by public transport and is easily accessed by both the DART rail service and Dublin Bus. Frascati Shopping Centre is located within 300 metres and Blackrock Shopping Centre is located 350 metres.

The redevelopment of Frascati Shopping Centre and Blackrock Village Centre has delivered a high end retail and residential destination. The shopping centre is now home to several high profile occupiers such as Supervalu, Aldi, Marks & Spencer, Cafe Nero, F45, Camille Thai, Big Mikes' and Peter Mark Hairdressing.



PUBLIC TRANSPORT  
WITHIN CLOSE PROXIMITY



DART  
8 MINS



DUBLIN BUS  
5 MINS  
ROUTES 7, 17, 84, 84A, 114



SINGLE FLOOR PLATE  
EXTENDING TO APPROX.  
4,103 SQ. FT. (NIA)



MODERN FIT-OUT INCLUDING  
FURNISHED BOARDROOM  
AND FULLY FITTED CANTEN

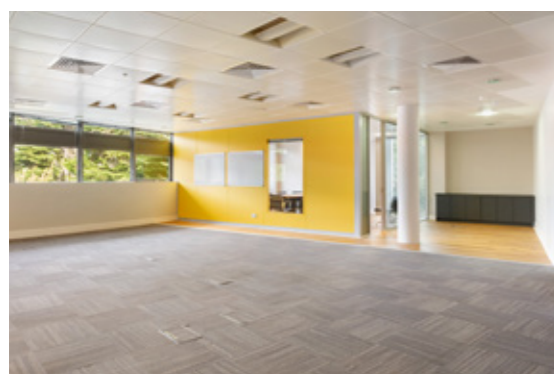


UP TO 20 UNDERGROUND  
CAR SPACES AVAILABLE



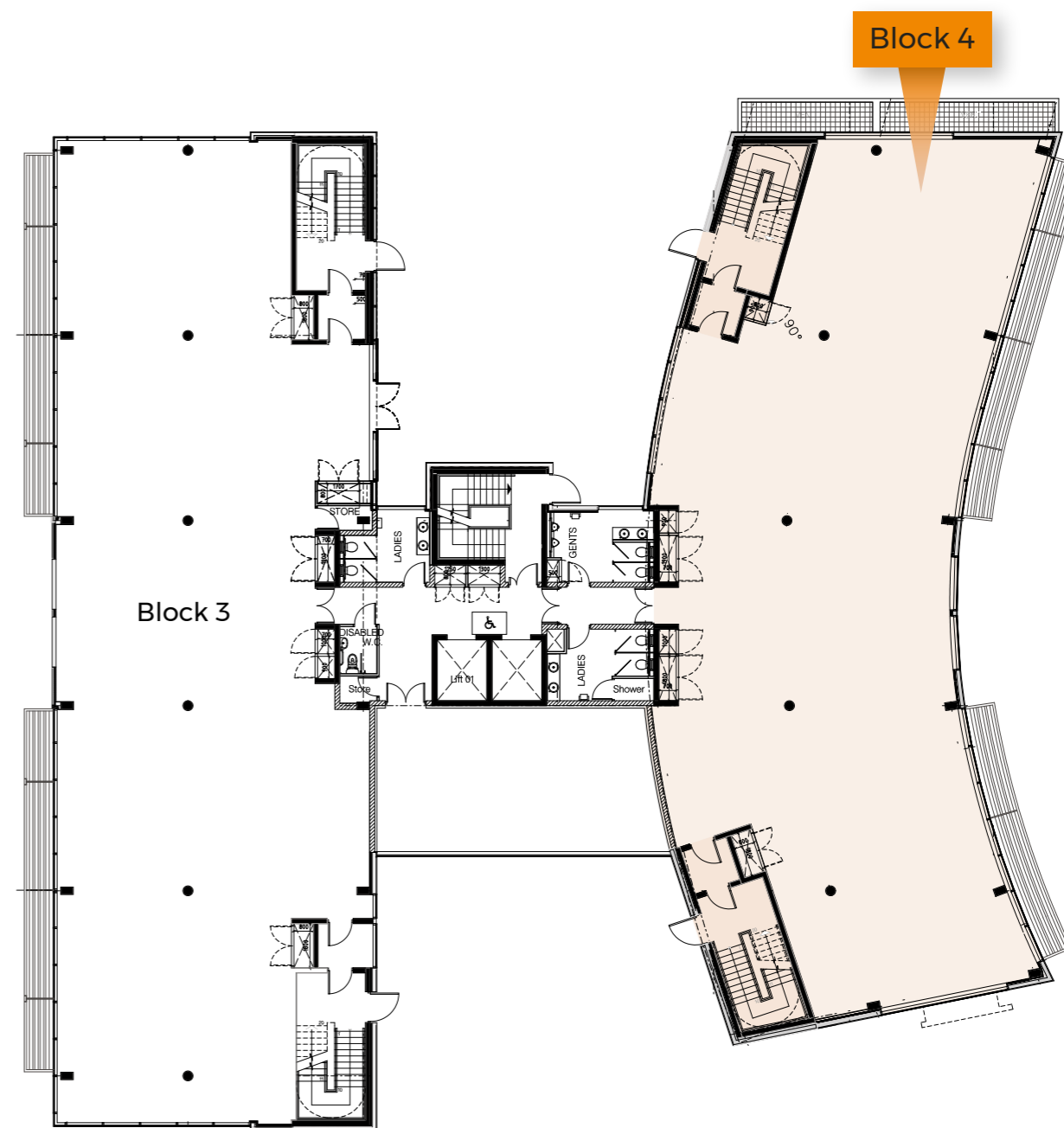
## SPECIFICATION

- » Fitted office with boardroom, meeting room, comms room and kitchenette
- » Raised access floors with floor boxes wired for power
- » Mix of carpet and wooden flooring
- » Suspended ceilings with recessed lighting
- » VRV air conditioning
- » 8 person boardroom
- » 2 high speed passenger lifts
- » Manned double height reception
- » Ladies and Gents toilets



## FIRST FLOOR

381 sq. m. / 4,103 sq. ft (NIA)



## DESCRIPTION

Blackrock Business Park holds a reputation as one of Dublin's prime suburban office parks. Block 4 is a 4-storey Grade A office. The building is split into two wings and served by a central manned reception area.

The first floor extends to approx. 381 sq. m. / 4,103 sq. ft. NIA and offers a bright efficient floor plate. The floor is available with the benefit of a high quality fit-out which includes kitchen/canteen facilities, meeting room, impressive boardroom furnished with an 8-person table and AV equipment, and open plan office accommodation. The Park provides for an excellent car parking allocation with the 1st floor benefiting from 20 car spaces and ample bicycle parking.

*All interested parties are specifically advised to verify floor areas and undertake their own due diligence in this regard.*

## FURTHER INFORMATION

### Lease Terms

Available on new lease terms.

### Viewings

By appointment with joint agents.

### Rent

Available on application.

### Service Charge

TBC

### Rates

Estimated rates are €54.84 per sq m (€5.09 per sq ft).



## CONTACT US



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