MODERN FITTED A-RATED OFFICE TO LET

P3

Eastpoint Business Park



MODERN FITTED GRADE A OFFICE BUILDING TO LET

P3 IS LOCATED AT EASTPOINT BUSINESS PARK, ONE OF IRELAND'S MOST ESTABLISHED AND PRESTIGIOUS BUSINESS CAMPUSES.

Eastpoint Business Park extends to over 1.25 million sq. ft. of high-quality office accommodation. Ideally positioned close to Dublin's North Docklands and the IFSC, the park is home to a strong international occupier base including Oracle, Verizon, Cisco, British Airways, Ergo, and Enterprise Ireland.



BUILDING HIGHLIGHTS

50,057 sq. ft. head quarters office building

Fitted office accommodation

BER A

Superb location adjacent to the CBD

Secure bike storage

Excellent shower facilities

Solar panels on the roof

10 + on site food and beverage vendors

Excellent parking provision

40 acres of landscaped gardens

On site fitness, tennis courts and creche

Suspended ceilings

Raised access floors

Air-conditioning

LED lighting throughout

THE PROPERTY

P3 Eastpoint Business Park comprises a refurbished semi detached office building extending to approximately 4,650.44 sq. m (50,057 sq. ft) GIA, arranged over four floors.

Open-plan offices deliver a higher density of workstations per square foot than private office arrangements, reducing occupancy costs while maintaining flexibility for future growth.

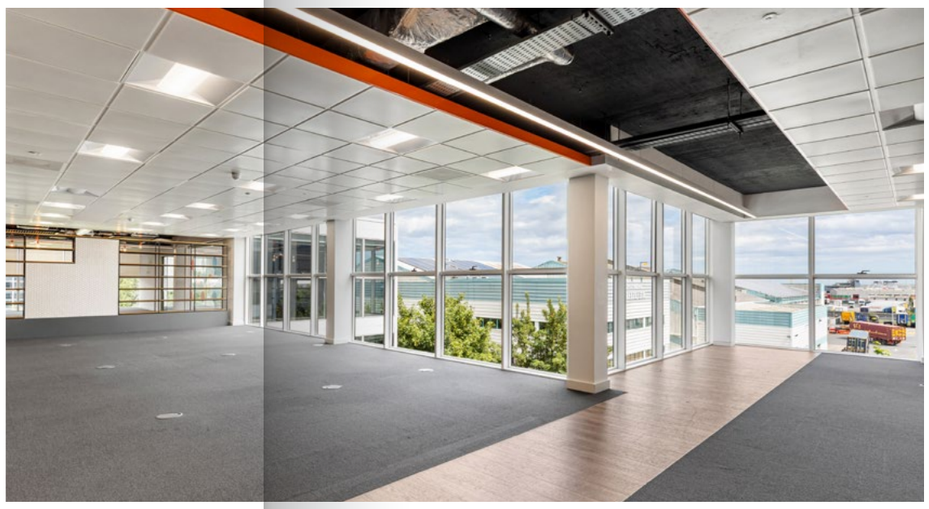




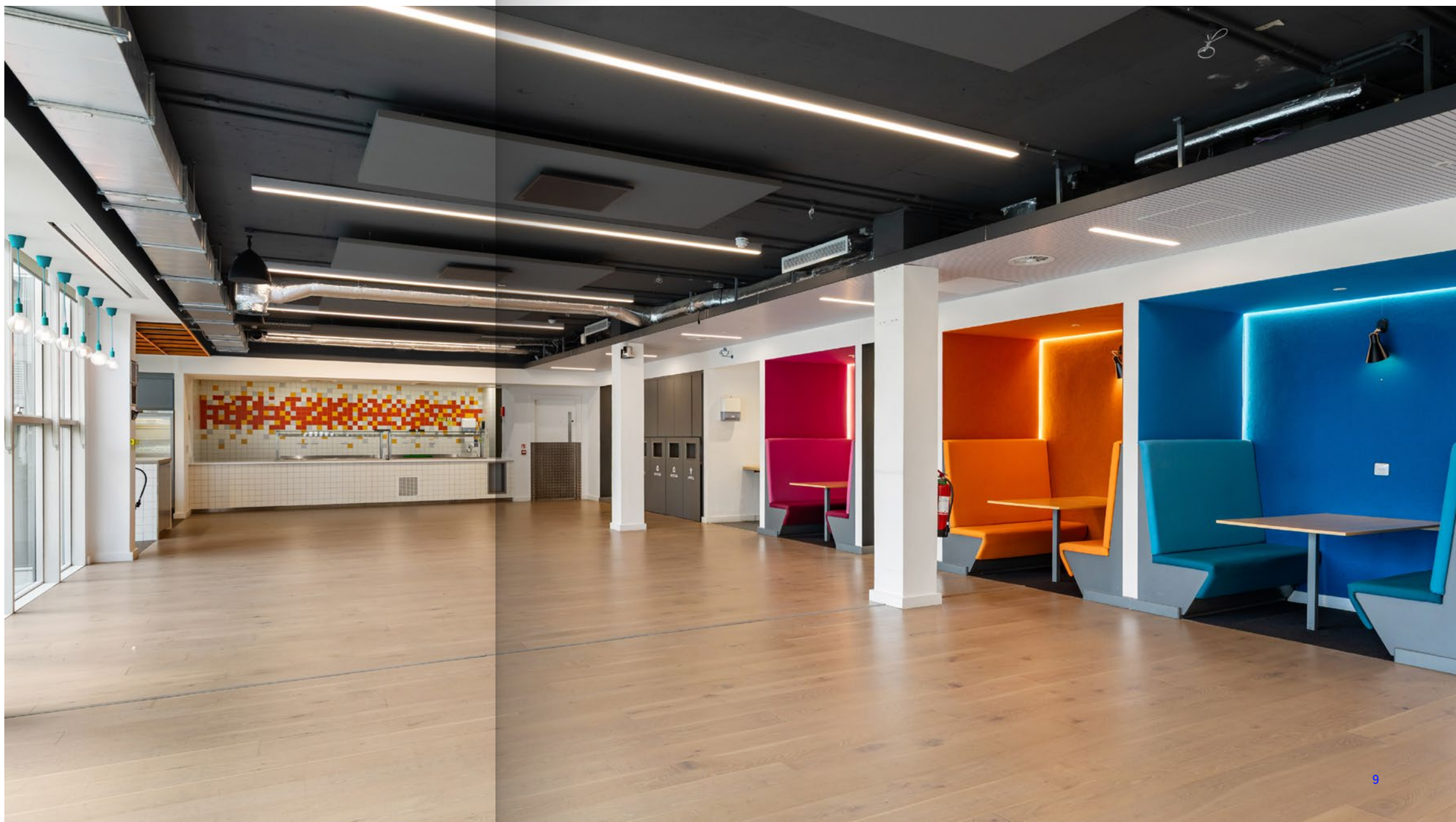


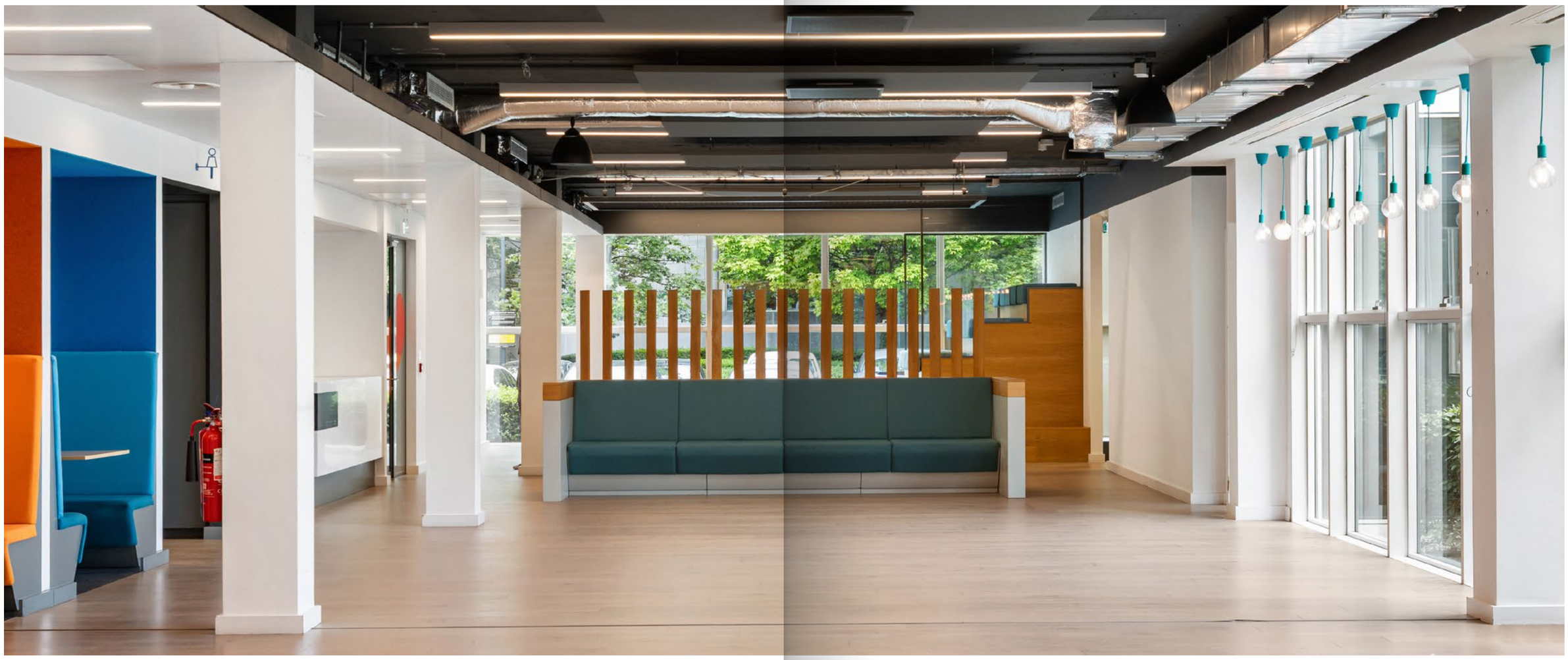
The building has been upgraded to a high standard and is anchored by an impressive modern reception area, enhanced by a striking full height inclined glazed atrium, delivering strong natural light and a contemporary corporate arrival experience. Solar panels enhance the building's sustainability, delivering an A3 building energy rating.

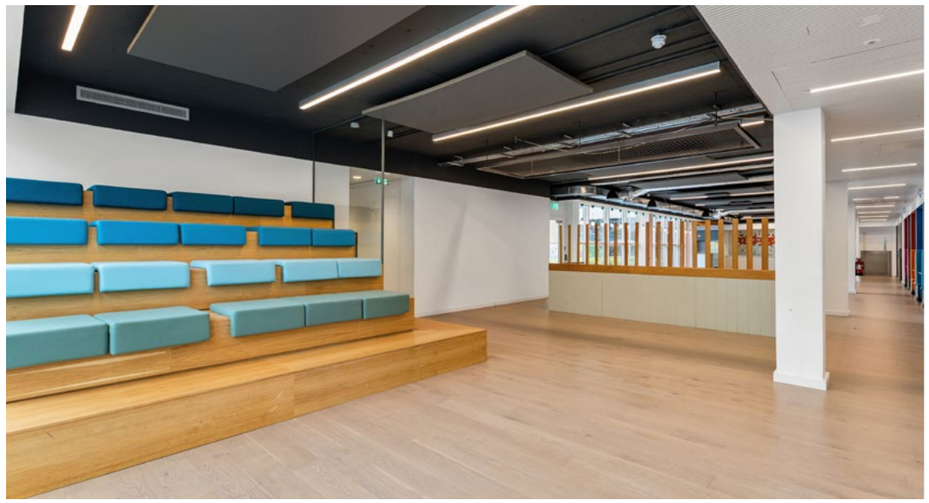




The building benefits from a full fit out, incorporating a balanced mix of open-plan office accommodation, glazed meeting rooms, cellular offices, phone booths and kitchenettes.











The ground floor provides a more cellular configuration, including a canteen / auditorium, together with multiple meeting and boardroom suites, making it particularly suitable for occupiers with training, conferencing, or collaborative space requirements.

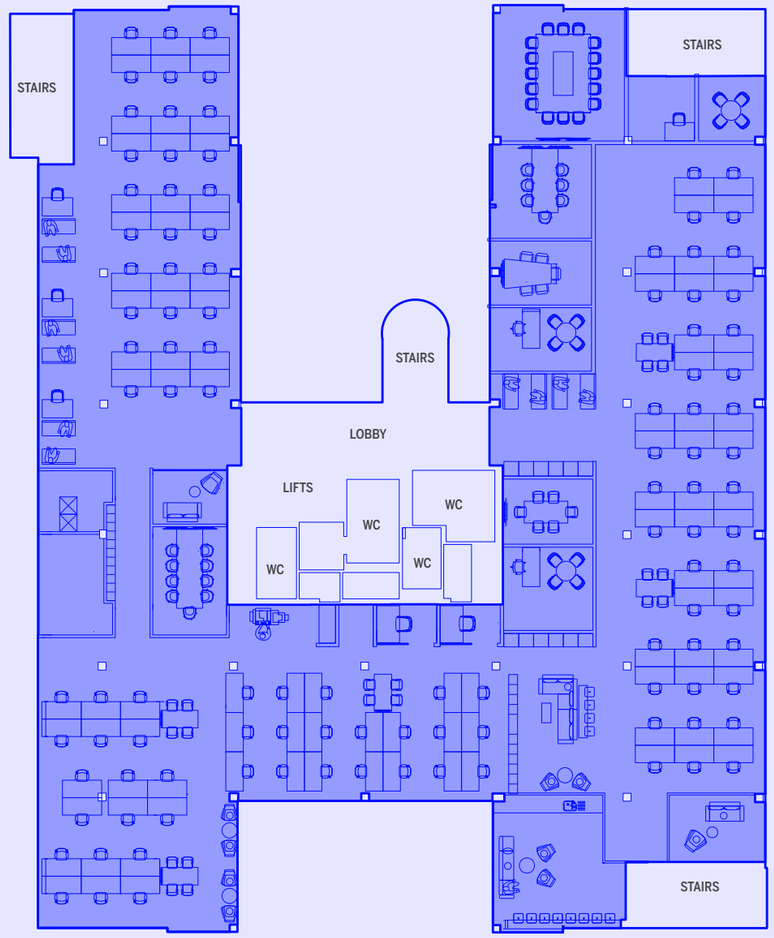
Refurbished bathroom facilities on each floor are modern, well-presented, and consistent with the overall quality of the building.

FLOOR PLANS

GROUND FLOOR



TYPICAL FLOOR



SCHEDULE OF ACCOMMODATION

FLOOR	SQ.FT (GIA)
GROUND FLOOR	12,500
1ST FLOOR	12,500
2ND FLOOR	12,500
3RD FLOOR	12,500





CAMPUS AMENITIES

Eastpoint Business Park provides a comprehensive amenity offering that supports occupier wellbeing and productivity.



The park benefits from a wide range of food and beverage options including cafés, delis, casual dining and rotating international street food vendors, complemented by convenience retail services. A number of options include Spar, Dishy, The Buteco and 30Degrees Coffee.

Additional amenities include on site fitness and wellness facilities, physiotherapy services, landscaped outdoor areas, recreational sports courts, and shared meeting pods.

Under active estate management, Eastpoint delivers a highly professional managed working environment, reinforcing its position as one of Dublin's most established and competitive business campuses.







Dishy. Deli

AMADA wellness & physical therapy

THE BUTECO

PASTA & BURGER HOUSE

IRISH VILLAGE MARKETS

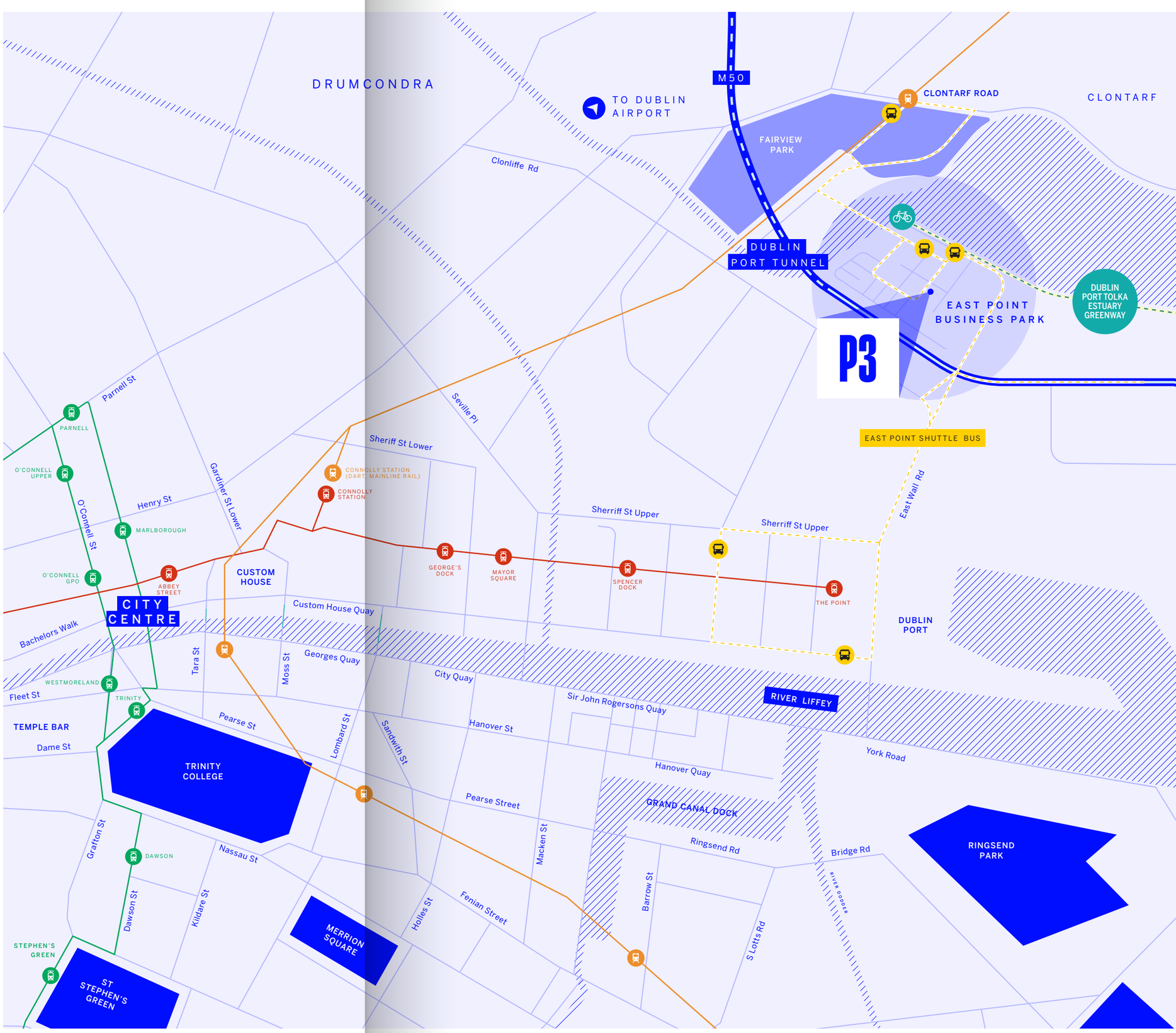
SPAR

CONNECTIVITY

Dedicated shuttle bus services link the park directly with the DART and LUAS, providing efficient access to Dublin city centre, the Docklands, and surrounding residential areas.

Parking & Facilities

The property benefits from approximately 70 surface-level car parking spaces. In addition, there are high-quality end-of-trip facilities available, including secure bicycle parking, showers, and locker facilities accessible.





A cycling hub: the future of commuting

Eastpoint business campus is also Gold accredited Cyclist friendly with dedicated cycle lanes in an effort to achieve its goal of net zero carbon by 2028.

The Dublin Port Tolka Estuary Greenway is a 2 km purpose-built route for cyclists throughout the business campus. It provides continuous, scenic views along the Clontarf seafront making it the future of sustainable travel within Dublin's urban landscape.





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