

UNIT 19, BLOCK D, NUTGROVE OFFICE PARK, DUBLIN 14

BER C2



01-638 2700

- Modern self-contained office suite of 158.6 sqm (1,707 sqft).
- The property benefits from previous tenants fitout throughout.
- The property has 2 designated car spaces.
- Available for sale by way of long leasehold with a share of the freehold interest through the management company.





LOCATION

Nutgrove Office Park is situated off Nutgrove Avenue in Rathfarnham, Dublin 14. Nutgrove Avenue is an important traffic artery leading from the village of Rathfarnham to the major intersection at Lower Churchtown Road and within easy access of Dundrum Town Centre. The Office Park is situated beside Nutgrove Shopping Centre and close to the new commercial facility occupied by Homebase, Aldi, Harvey Norman and others.

A range of amenities for staff are available in close proximity to the property. The property is approximately a 20 minute walk from the Luas green line at Dundrum providing convenient access to the city centre and south suburbs including Sandyford. Numerous bus routes are also available in the surrounding area providing access into the city centre.

DESCRIPTION

Unit 19 is a self-contained office suite situated on the second floor of block D in Nutgrove Office Park. The office suite benefits from the previous tenant's fit-out and the specification includes: suspended ceilings, recessed light fittings, raised access floors, with floor boxes wired for power and data and air conditioning. The accommodation is predominately open plan in layout together with a private office, boardroom, kitchenette and a lobby area with wc facilities.

The property provides an occupier with a unique opportunity to establish themselves in a suburban office park with minimal set up costs.

ACCOMMODATION

The accommodation comprises the following:

	SqM	SqFt
Unit 19 Second Floor	158.6	1,707

CAR PARKING

Two designated car spaces are provided with the property. In addition further car spaces are available for visitors within the park.



BER INFORMATION

BER C2. BER No: 800194615. EPI: 386.87 kWh/m²/yr.

PRICE

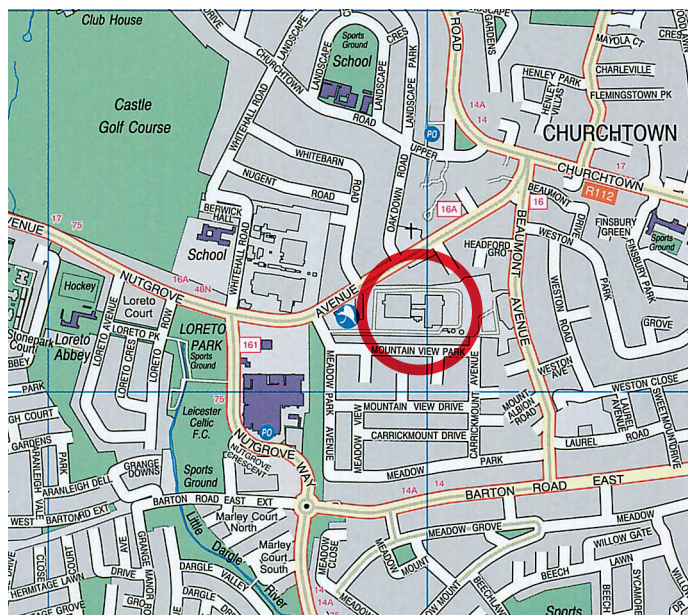
On application.

TITLE

Available for sale by way of long leasehold with a share of the freehold interest through the management company. The property has full vacant possession.

FURTHER INFORMATION / VIEWING

Please contact Sarahkate Nolan or Michelle O'Flynn on 01-638 2700.



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