

SHREWSBURY HOUSE, OLD BRAY ROAD, CABINTEELY, DUBLIN 18



01-638 2700

- Stand-alone three storey office block.
- Purpose built building with lift access to all floors.
- Generous exclusive car parking on site.
- Complete with tenant fit out of high grade offices and meeting rooms.
- Convenient lot size extending to a gross internal area of 900 sqm (9,688 sqft).
- Adjacent to the N11 providing easy access to the M50 and bus services.
- Host of amenities serving the area.





LOCATION

Shrewsbury House is located on the Old Bray Road south of the attractive Cabinteely Village. It is situated adjacent to the N11 and benefits from the national road network with the N11/M50 intersection close by. Excellent public transport services are provided in the immediate area with the nearest bus stop within 100 metres of the property. The LUAS network also operates nearby at Laughanstown providing a direct link to the city centre. The property is situated south of the Bank of Ireland operations centre in a well-established area within a scenic environment. Other notable occupiers in the district include DELL, Friends First and Bank of Ireland.

THE PROPERTY

The property comprises a purpose built three storey office building. It stands on a self-contained site which offers 29 car spaces. The offices are well finished with suspended ceilings and carpeted floors, perimeter trunking, an 8 person lift and gas fired central heating with natural ventilation. The offices have been well maintained and are fully fitted.

The property lends itself to both open plan and cellularised office accommodation and contains two meeting rooms at ground level.

AMENITIES

Cabinteely Village provides a range of eateries including: Pielow's restaurant; Horse and Hound Pub; Urban Café; Las Tapas; Veda; Cafe 31 and Wildside Cafe. Cabinteely also contains a number of well-maintained parks including the 40 hectare Cabinteely Park that includes coffee shops, playgrounds and sports facilities. The building is located in close proximity to Cornelscourt Shopping Centre which is anchored by Dunnes Stores.

ACCOMMODATION

The total floor area extends to 900 sqm (9,688 sqft).

LEASE TERMS

The property is available to let by sublease or assignment of a lease to expire in June 2021.

RENT

Rent on application.

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CAR PARKING

There are 29 car spaces available located on site.

RATES

The rates payable are approximately €30,856 per annum (2015 estimate).

BER INFORMATION

BER: D2.

BER No. 106380926.

EPI: 261.34 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

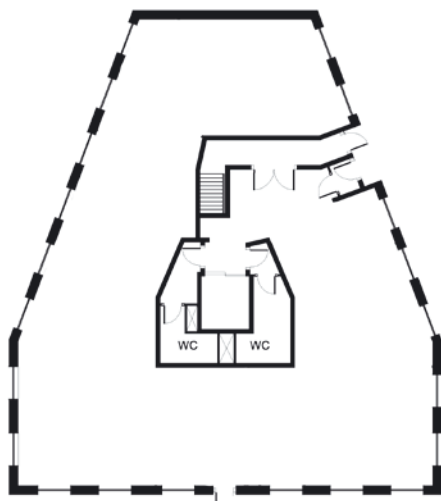
| | | |
|---------------|-------------|--|
| Aoife O'Neill | 01-638 2785 | aoneill@lisney.com |
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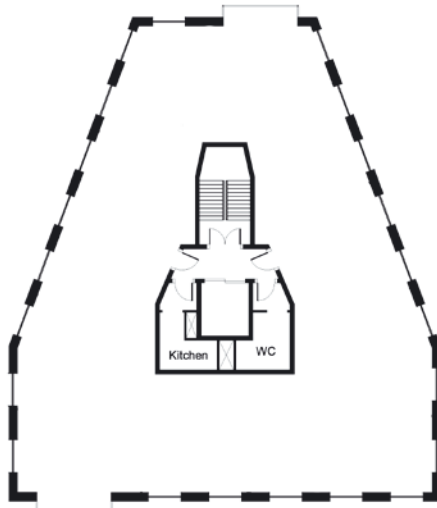
FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

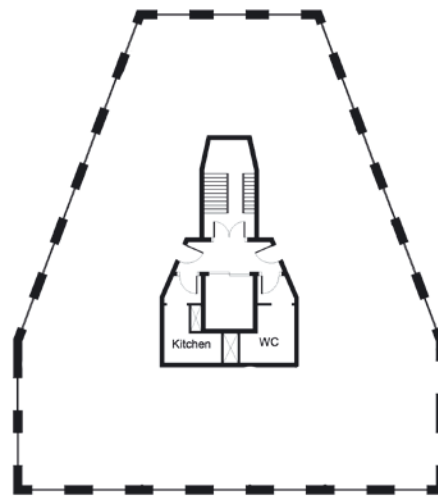
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Ref: CA037432

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