

THE COURTYARD BUSINESS CENTRE, ORCHARD LANE,  
 BLACKROCK, CO. DUBLIN



- Own door office units located in a purpose built business courtyard.
- Surface car parking available with each unit.
- Within walking distance to a number of local retail and service providers.
- CAT 5 cabling.
- Available on flexible lease terms.





### LOCATION

The Courtyard Business Centre is located on Orchard Lane off Newtown Park in the affluent south Dublin suburb of Blackrock. The centre is bordering the suburbs of Deansgrange, Monkstown and Foxrock.

Conveniently situated 1.4km from the N11/M11 (Dublin – Wexford) and 3.3km from the M50 orbital motorway providing vehicular access around the city and linking with Dublin International Airport and the main radial routes out of County Dublin.

The area is well serviced by a range of Dublin Bus services in the general vicinity including the 114, 46e and the 7b which provides access both to and from Dublin city centre. The 114 provides access to and from Blackrock DART and LUAS station at Sandyford.

### THE PROPERTY

A purpose built business centre containing individual own door office units. The units are laid out over ground and first floor level.

Internally the units comprise predominantly open plan office accommodation with kitchenettes on ground and first floor level, w.c. facilities, plastered and painted walls, solid floors, double glazed windows, wall mounted electric storage heaters and category 5 data cabling.

### ACCOMMODATION

Unit Number	Sqm	Sqft	Car Parking
2	185	1,991	2
4	185	1,991	2
6	185	1,991	4
<b>Total</b>	<b>555</b>	<b>5,973</b>	<b>8</b>

### VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

#### LISNEY

Regina King 01 638 2755 rking@lisney.com  
or

#### Agar

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### BER INFORMATION

#### Unit 2

BER: C2.  
BER No: 800149874.  
EPI: 406.69 kWh/m<sup>2</sup>/yr.

#### Unit 4

BER: C2.  
BER No: 800149940.  
EPI: 435.65 kWh/m<sup>2</sup>/yr.

#### Unit 6

BER: D1.  
BER No: 800149916.  
EPI: 506.46 kWh/m<sup>2</sup>/yr.



#### LISNEY

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#### AGAR COMMERCIAL PROPERTY CONSULTANTS,

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