

# OFFICE BUILDING FOR SALE BY PRIVATE TREATY UNIT B3, NUTGROVE OFFICE PARK, RATHFARNHAM, DUBLIN 14

BER C2 C3



01-638 2700

- Modern four storey semi-detached self-contained office unit
- Extending to approximately 673 sqm (7,243 sqft)
- 8 designated car spaces
- Fully fitted
- Excellent South Dublin location
- Suit owner occupiers or investors



## LOCATION

Nutgrove Office Park is an established office development situated south of Nutgrove Avenue, just off Meadow Park to the west. 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. It is located approximately 6km south of Dublin City Centre. Nutgrove shopping Centre is just west of the property. Notable occupiers in the area include Lidl and Pat McDonnell Paints, homestore + more, Pet World, Harvey Norman and Harry Corry.

The M50 motorway is located close to the property and provides direct access to the country's main roadway network while the LUAS Green Line service is just 1.5km east. There are also numerous bus routes providing transport to and from the city centre on Nutgrove Avenue and Churchtown Road Upper.

## DESCRIPTION

The property comprises of a self-contained four storey office unit within Nutgrove Office Park. The park comprises of 6 office blocks completed in circa 2007.

The office accommodation at ground floor provides for a shared entrance hall for all floors with a staircase to all floors. There is lift access to all floors. The office space throughout the unit includes a mix of open plan and a number of cellular offices and meeting rooms. Toilet facilities are provided on each floor.

The property benefits from raised access floors covered in carpet and tiles, with plastered/painted walls and suspended acoustic tiled ceilings.

## ACCOMMODATION

Description	Sqm	Sqft
Third	169	1,819
Second	169	1,819
First	169	1,819
Ground	166	1,786
<b>Approximate Gross Internal Floor Area</b>	<b>673</b>	<b>7,243</b>

The property also benefits from 8 designated car spaces

Potential purchasers are specifically advised to verify the floor areas as part of their due diligence.

## VAT

We are advised VAT will not be applicable to the sale.

## TENURE

We understand the property is held under long leasehold for a term of 999 years.

## PRICE

Offers are sought in the region of €1,400,000.

## BER INFORMATION

BER: C2 - C3.

BER number available upon request.

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

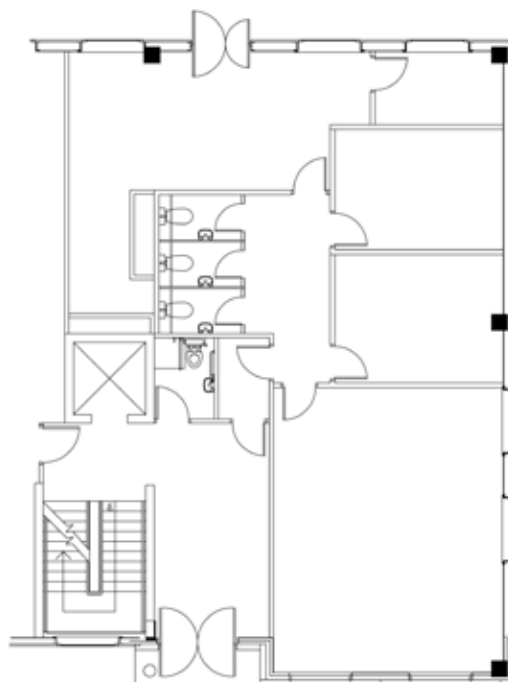
Duncan Lyster 01-638 2743 dlyster@lisney.com

Jack Doyle Kelly 01-638 2779 jdkelly@lisney.com

## FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

### GROUND FLOOR



## DUBLIN

St. Stephen's Green House,  
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## BELFAST

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