

## ROSEMOUNT HOUSE, DUNDRUM ROAD, DUNDRUM, DUBLIN 14



01-638 2700

- Highly prominent three storey detached office building
- Excellent profile and location close to Green Line Luas and Dundrum Town Centre
- Flexible floor plates with mix of open plan and cellular office space.
- Secure car parking to the rear







### **LOCATION**

Rosemount House is located on the Dundrum Road, close to Dundrum Luas Bridge and Dundrum Town Centre. The area is well established and highly sought after with many local amenities and transport links within close proximity including the N11, M50, Dublin Bus and Luas Green Line.

The property is located within walking distance of Dundrum Village and Dundrum Town Centre, Ireland's largest shopping centre. Dundrum Town Centre has established itself as a hive of social activity with a huge variety of restaurants, bars and cafes, shops and a cinema.

### **DESCRIPTION**

Rosemount House comprises a modern detached office building over 3 floors with private car parking to the rear. The space provides a mix of cellular offices and open plan office accommodation allowing flexibility for a prospective occupier with a boardroom and reception area at ground floor and a full kitchen at first level. The building benefits from excellent light on all floors.

The building is for sale with the benefit of full vacant possession which will suit both owner occupiers and investors.

### **SPECIFICATION**

- CAT 5E cabling throughout
- Double glazed timber framed windows
- Loft style top floor with excellent storage
- Gas fired central heating system

### **TOWN PLANNING**

The property is zoned Objective A- Residential under the Dun Laoghaire and Rathdown County Development Plan 2016-2022.

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## ACCOMMODATION

Floor	Sqm	Sqft
Ground	148.01	1,593
First	151.37	1,629
Second including Mezzanine	155.58	1,675
<b>Gross Internal Area- Total</b>	<b>454.96</b>	<b>4,897</b>





## TITLE

Freehold

## CAR PARKING

Approx. 5 car spaces are provided to the rear of the property

## BER INFORMATION

BER: C2.

BER No. 800613796.

EPI: 421.14 kWh/m<sup>2</sup>/yr.

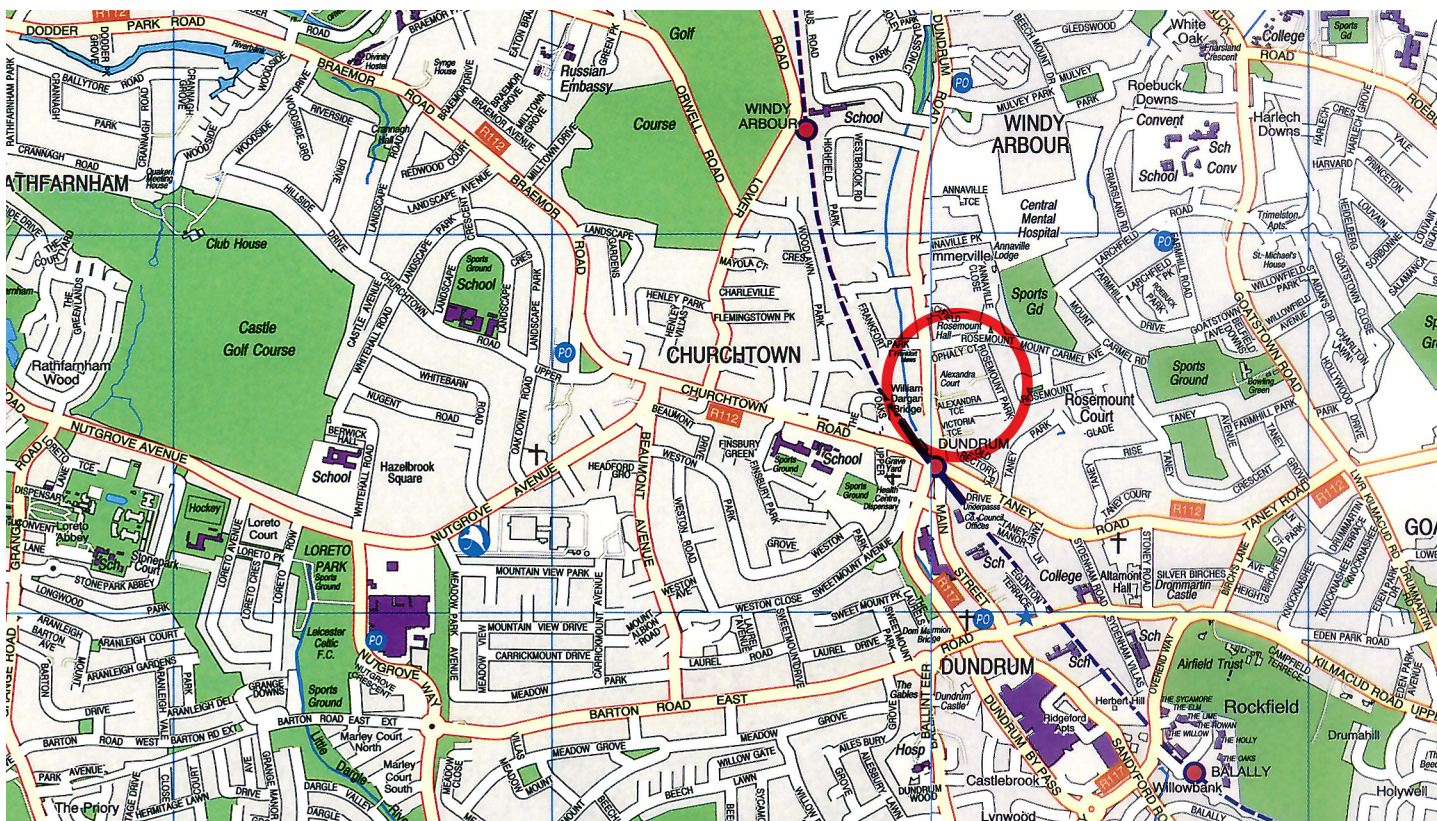
## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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