

OFFICE BUILDING FOR SALE BY PRIVATE TREATY UNIT B1, NUTGROVE OFFICE PARK, RATHFARNHAM, DUBLIN 14

BER **G****01-638 2700**

- Modern four storey semi-detached office building
- Extending to approximately 1,063 sqm (11,433 sqft)
- 12 designated car spaces
- Suit owner occupiers or investors
- Unit in shell condition
- For sale with vacant possession
- Excellent South Dublin location



LOCATION

Nutgrove Office Park is an established office park in South Dublin. The development is situated South of Nutgrove Avenue, 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 Aldi, 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 within walking distance. 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 is in shell condition and the office space is open plan throughout. At ground floor level there is a staircase and a lift shaft that have access to all floors.

The property is being sold with the benefit of 12 designated car parking spaces.

ACCOMMODATION

Description	Sqm	Sqft
Third	266.5	2,868
Second	266.5	2,868
First	266.5	2,868
Ground	263.7	2,838
Approximate Gross Internal Floor Area	1,063.1	11,443

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

TENURE

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

PRICE

Offers are sought in the region of €1,300,000 (in shell condition).

BER INFORMATION

BER: G.

BER numbers available on request.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

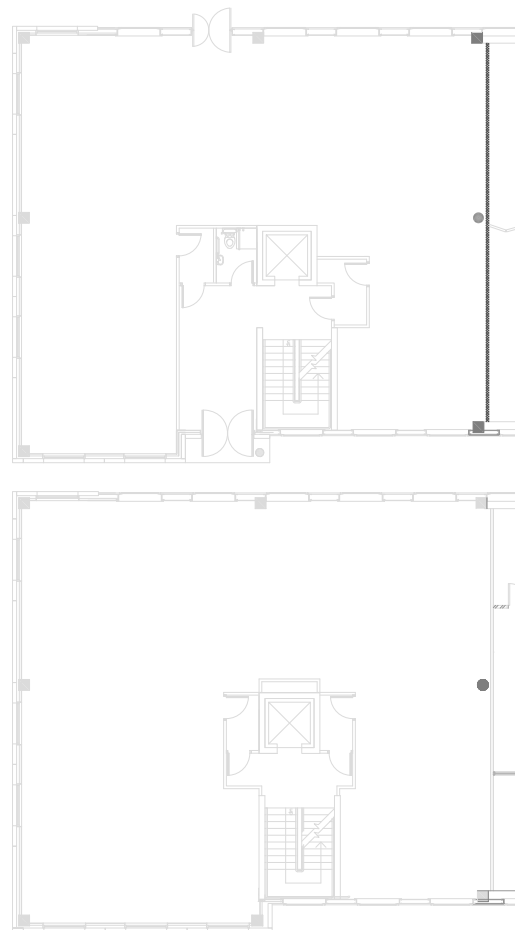
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GROUND FLOOR PLAN

NOT TO SCALE, FOR ILLUSTRATION PURPOSES ONLY



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