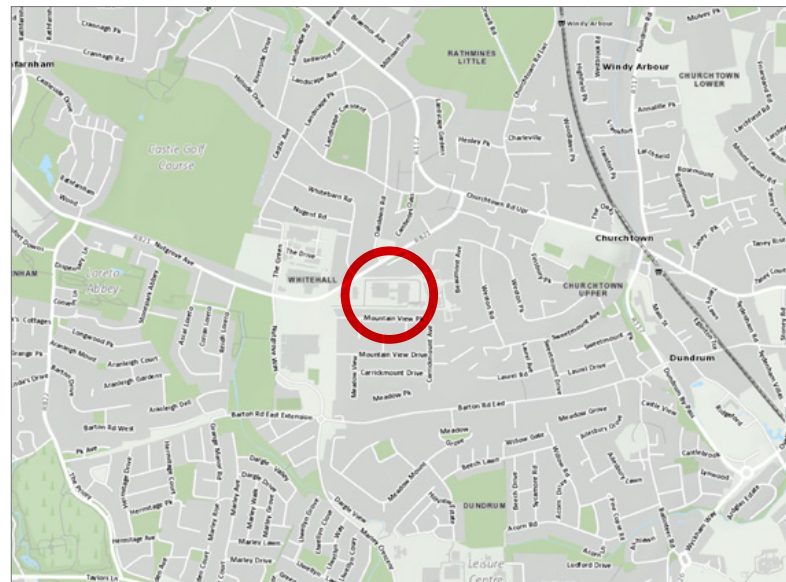


BLOCK B2, NUTGROVE OFFICE PARK, RATHFARNHAM, DUBLIN 14



01-638 2700

- Modern office building located at the centre of Nutgrove Office Park
- Gross internal area of 1,965.77 sqm (21,156 sqft) and 25 surface car parking spaces
- Mixture of fully fitted office accommodation
- Excellent south Dublin location
- For sale with vacant possession
- Offers are sought in excess of €4,300,000



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. The building 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 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.

The property is being sold with the benefit of 25 designated car parking spaces.

ACCOMMODATION

The unit comprises an approximate net internal floor area

Combined Total	Sqm (NIA)	Sqft (NIA)
Ground	491.4	5,289
First	491.4	5,289
Second	491.4	5,289
Third	491.4	5,289
Total	1,965.7	21,156

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

PRICE

Offers are sought in excess of €4,300,000

TENURE

We understand the property is held under a Long Leashold title.

BER INFORMATION

BER: C2

BER numbers available upon request.

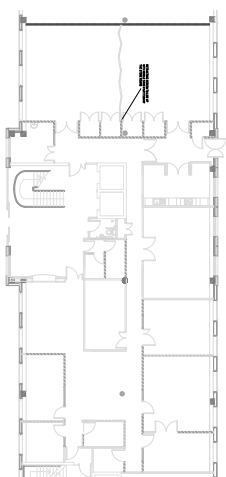
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

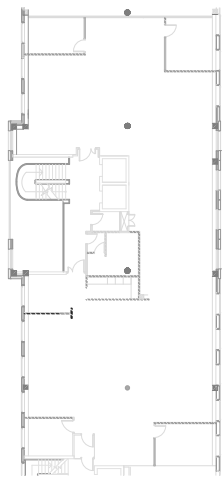
For further information please contact:

Duncan Lyster 01-638 2749 dlyster@lisney.com
 Ryan Connell 01-638 2799 rconnell@lisney.com

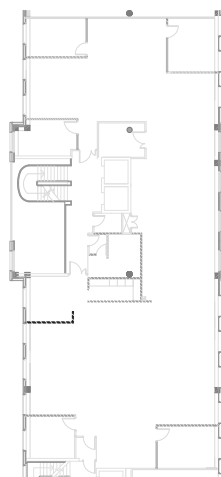
FLOOR PLANS NOT TO SCALE, FOR ILLUSTRATION PURPOSE ONLY



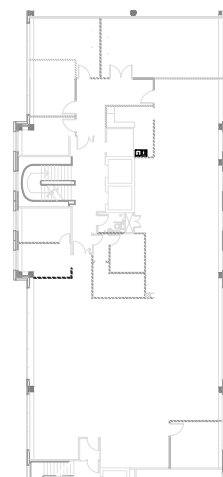
GROUND FLOOR



FIRST FLOOR F



SECOND FLOOR



THIRD FLOOR

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 Email: cork@lisney.com

LONDON

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 Tel: +44 (0)203 871 2514
 Email: london@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

