

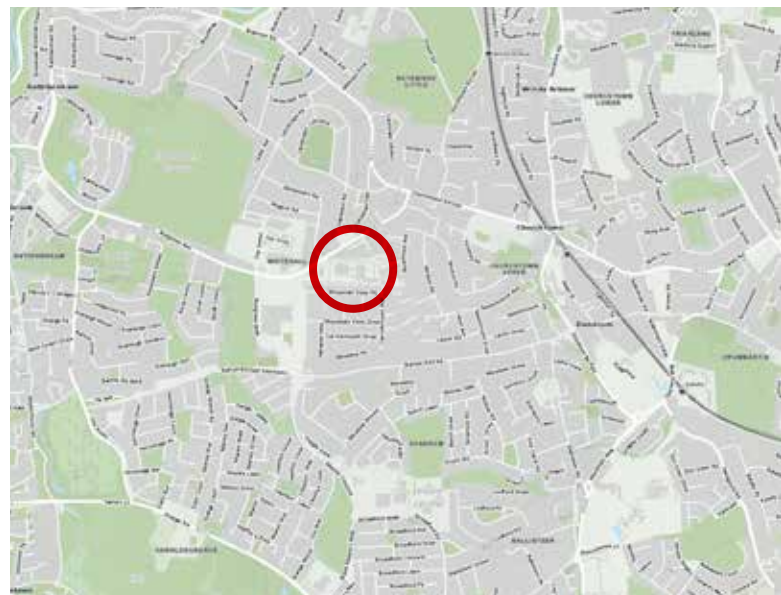
OFFICE BUILDING FOR SALE BY PRIVATE TREATY UNIT B3, NUTGROVE OFFICE PARK, RATHFARNHAM, DUBLIN 14

BER C2 C3



01-638 2700

- Modern four storey end of terrace office building
- Extending to approximately 673 sqm (7,243 sqft)
- 8 designated car spaces
- Fully fitted
- Excellent South Dublin location
- Suit owner occupiers or investors
- Raised access floors
- Air conditioning



LOCATION

Nutgrove Office Park is an established office development situated south of Nutgrove Avenue and approximately 6km south of Dublin city centre and approximately 4km north west of Dundrum Town Centre. Nutgrove shopping centre is beside the property and there are a number of high profile occupiers within close proximity of the property such as Coty and Dillon Solicitors, Harvey Norman, Pet World and McDonalds.

The M50 Motorway is located 5km west of the property and provides direct access to the country's main road network while the LUAS Green Line is approximately 1.5km east of the subject property. There are numerous public bus routes providing direct access 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.

The property is being sold with the benefit of 8 designated car parking spaces.

ACCOMMODATION

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

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

TENURE

We understand the property is held under long leasehold.

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.

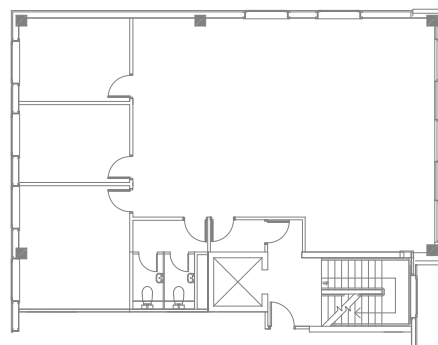
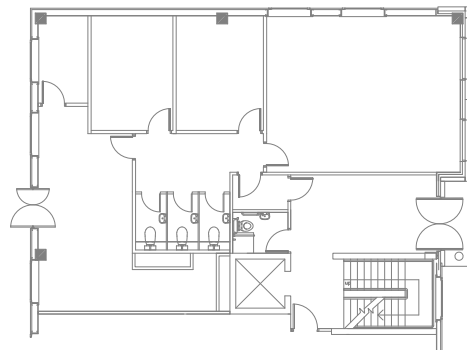
For further information please contact:

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GROUND FLOOR PLANS

NOT TO SCALE, FOR ILLUSTRATION PURPOSE ONLY



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