

**BLOCK B, NUTGROVE OFFICE PARK,
NUTGROVE AVENUE, DUBLIN 14**

BER C2 G



01-638 2700

- High profile office building located at the centre of Nutgrove Office Park
- Gross internal area of 3,701 sqm (39,845 sqft) and 45 surface car parking spaces
- Mixture of fully fitted and shell and core office accommodation
- Excellent south Dublin location
- For sale with vacant possession
- Offers are sought in excess of €7,000,000 (€175 per sqft)
- Guide price approximately 15% below current construction cost



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 a four storey office building within the Nutgrove Office Park development. The park provides for 6 no. office blocks completed in c. 2007.

The office accommodation is currently divided into three separate units and is in a mixture of finished and 'shell and core' condition which offers great scope for an incoming purchasers or tenant to complete the office to their own specification. The regular shaped floor plate also provides an opportunity for the units to be amalgamated to suit an incoming tenants needs. Upon entering each building there is a large atrium and shared foyer. The office space is primarily open plan, however; would suit a number of cellular offices.

The completed office accommodation benefits from carpet and tile covered raised access floors, plastered painted walls, suspended acoustic tiled ceilings and aluminium framed double glazed windows.

ACCOMMODATION

The approximate net internal areas (GIA) are as follows:

Floor	Block B1 Sqm	Block B2 SqM	Block B3 SqM	Total
Ground	263.70	491.44	165.97	921.11
First	266.47	491.44	168.98	936.89
Second	266.47	491.44	168.98	926.89
Third	266.47	491.44	168.98	926.89
Car Spaces	12	25	8	45
Total	1,063.10	1,965.77	672.91	3701.78

All intending purchasers are specifically advised to verify all floor areas and undertake their own due diligence.

The block benefits from 45 designated surface car parking spaces.

TENURE

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

SERVICES

We understand all main services are connected and supplied to the building.

BER RATING

Building BER: C2-G

BER Numbers available upon request

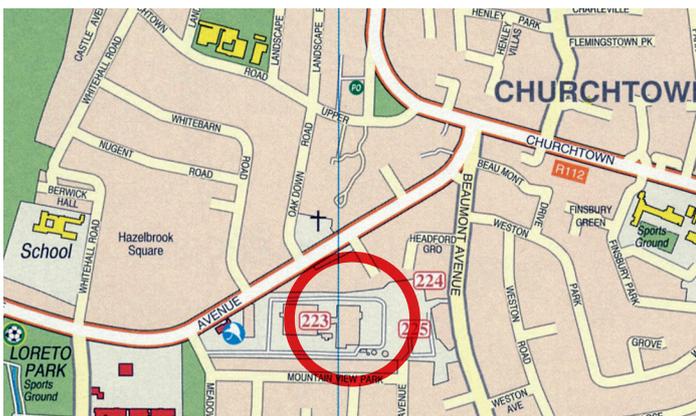
PRICE

Offers are sought in excess of €7,000,000 which represents a capital value of €175 per sqft.

FURTHER INFORMATION/VIEWING

For further information or to arrange a viewing, please contact the sole selling agents:

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