

TO LET

OFFICE OPPORTUNITY



REAL ESTATE
ADVISERS



BER D2

PART GROUND FLOOR, BLOCK AA, CHERRYWOOD BUSINESS PARK, DUBLIN 18

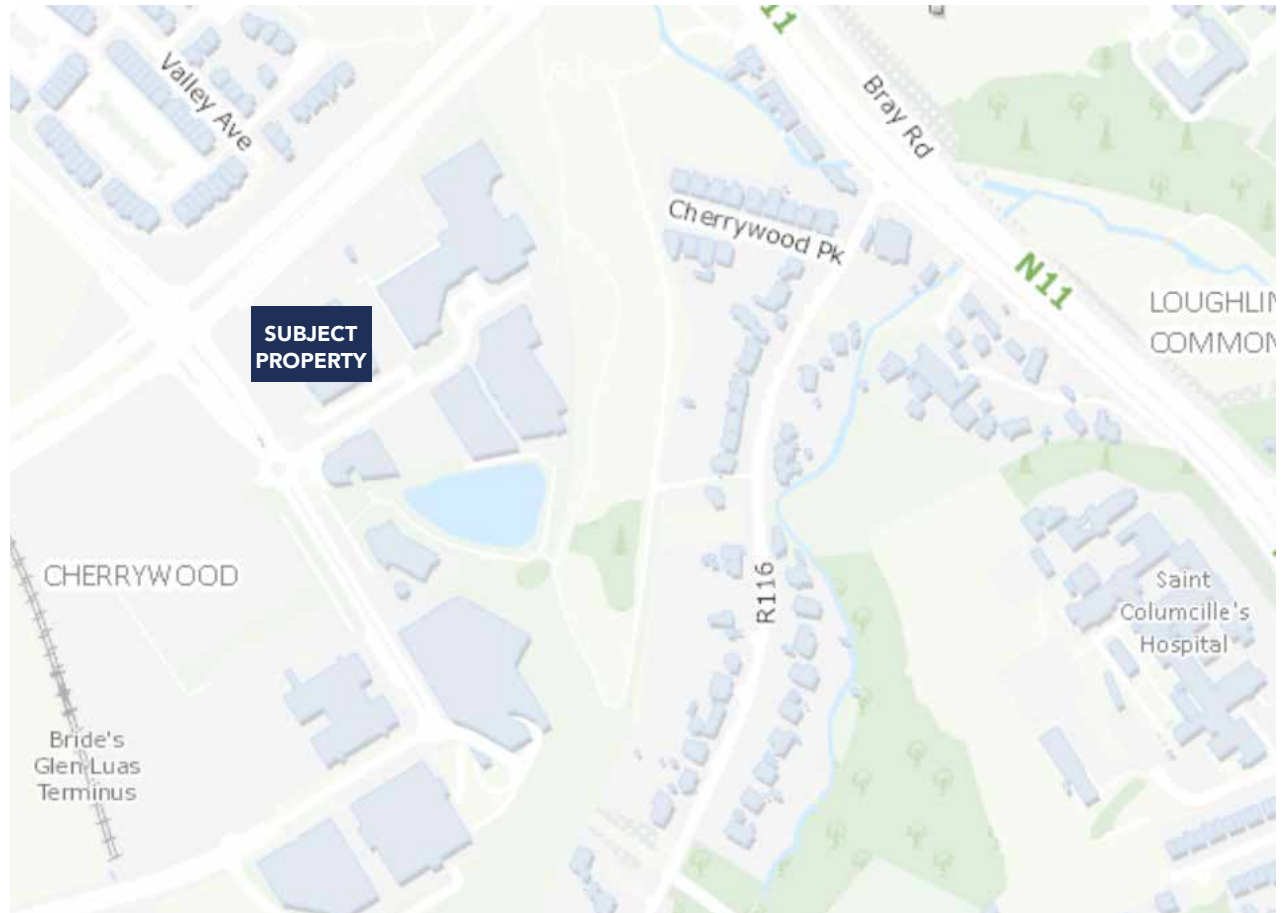
LOCATION

Cherrywood is a well populated south suburb of Dublin, pivotally located between the M50 and N11, approximately 16km south of Dublin city centre, 8km south of Dun Laoghaire, 3km from the coastline and 4km from the Dublin and Wicklow mountains.

The subject property is located within the ground floor Block AA, which is the first block on the left as you enter the park, within close proximity of the Dell's head office.

Transport links are well served in the area, the Green Luas Line operates through the park giving direct access to the city centre in 35 minutes. There is also a host of Dublin Bus routes in the area. The M50 is located less approx. 1km from the park providing access to all regional motorways and Dublin Airport.

Cherrywood benefits from a host of amenities to include shops, cafes, gym and childcare.



Luas



Cherrywood



Dun Laoghaire



M50



DESCRIPTION

The subject property comprises of a ground floor office suite within a modern 5,800 sq.m. office block. The unit extends to approximately 333 sq.m. (3,580 sq.ft.) (GIA). It is configured to provide open plan office area, together with a large conference room and WC's.

The accommodation benefits from the following specification: air conditioning (VAV), raised access floors, suspended ceilings, recessed lighting, fully fitted toilets and shower facilities.

SERVICE CHARGE

Approx. €19,864.

BUILDING INSURANCE

Approx. €785.

RENT

€25 per sq.ft.

BER

BER D2

BER No. 800554495

Energy Performance Indicator: 489.83.

LEASE TERMS

Available on flexible new lease terms. The tenant shall be liable for the local authority rates, a fair portion of service charge and insurance, in the normal manner.

VIEWING

All viewings are strictly by appointment through the sole letting agent.

CONTACT

For further information please contact:

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PSRA Registration No. 003587

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