



# TO LET

**FIRST FLOOR GRATTAN HOUSE,  
TEMPLE ROAD, BLACKROCK, CO. DUBLIN**

Modern own door office suite



## LOCATION

Grattan House is situated on Temple Road in the centre of Blackrock Village. Blackrock is an established suburban office location strategically positioned approximately 3.2 km North of Dun Laoghaire and 8.0 km South of Dublin city centre. It benefits from excellent transport links including the DART and number 4 and 7 Dublin Bus routes and sits within close proximity to the Stillorgan Dual Carriageway and the N11 linking Dublin and Wexford.

The surrounding area is well served by amenities including numerous restaurants, pubs, shops and leisure facilities as well as two recently refurbished shopping centres: Blackrock Village Shopping Centre, and the Frascati Centre.

There are a number of large financial institutions also located in the area including Canada Life Financial, Zurich Financial and AIG.



8km from  
Dublin City Centre



1.6km from  
the N11



200m to  
Blackrock Village  
Shopping Centre, and  
the Frascati Centre



2 minutes from  
DART and  
Dublin Bus





## DESCRIPTION

The accommodation is arranged over first floor, extending to 3,360 sq.ft. GIA. The floorplate is predominantly open plan providing bright, spacious and adaptable office space with some cellular offices by way of a fully demountable partitions. The floor has the benefit of direct lift access and modern w/c facilities.

The building has been built to a high specification. It is of concrete frame construction and benefits from a coloured-brick external finish, a glazed frontage at ground floor level and double-glazed PVC windows.

Internal finishes to the property include suspended ceilings, a mix of unit and fluorescent tube lighting, plastered and painted walls, air conditioning handling units.

Access to Grattan House is through an impressive internal lobby located at the front of the building with an alternative and separate access for the ground floor unit.



## QUOTING RENT

€22.50 per sq.ft.

## LEASE TERMS

Available on new lease terms.

## LOCAL AUTHORITY RATES

Approximately €3,000 per annum.

## BER



BER Number: 800159543

Energy Performance Indicator: 338.35 (kWh/m2/yr).

## VIEWING

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisors.

## AGENTS DETAILS

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PSRA Registration No. 003587

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