

TO LET // 13,795 Sq. Ft. GIA GRADE A OFFICE

FIVE

SOUTH COUNTY

Leopardstown | Dublin 18



ORE REAL ESTATE
ADVISERS

BNP PARIBAS
REAL ESTATE

BER C2

FIVE SOUTH COUNTY

FIVE South County is a four storey modern office building in South County Business Park.



Prime Suburban Location

Ideally situated for accessibility and convenience.



Campus-Style Setting

Designed to foster collaboration and a sense of community.



Flexible Open-Plan Floorplates

Sizes ranging from 2,500 to 6,500 GIA, adaptable to diverse business needs.



Ample On-Site Parking

Convenient parking available for both staff and visitors.



Striking Double-Height Reception

Creates an impressive first impression for clients.



Fully Fitted and Move-In Ready

Equipped for immediate occupation to minimize downtime.



Leopardstown Racecourse

Microsoft

Accenture

SSE Airtricity

FIVE
SOUTH COUNTY

ICON

Fannin

LOCATION

South County Business Park is a proven office location further underpinned by Microsoft's HQ at the back of the park and Mastercard's European Tech Hub located at the entrance of the campus in One and Two South County. The surrounding area employs in excess of 20,000 staff, a number which is increasing annually.

The business park is located approx. 9km South of Dublin City Centre and is strategically positioned adjacent to

the M50 and in close proximity to the N11 dual carriageway. Occupiers will be within 20-25 minutes of the city centre and 25 minutes from Dublin Airport. The location is served by all major public transport links with the LUAS Central Park Green Line a 5 minute walk and Dublin Bus and Aircoach serving the immediate area. South County Business Park can be easily accessed from all parts of Dublin and commuter counties such as Wicklow, Kildare, Meath and Louth.



TRANSPORT LINKS TO AND FROM FIVE SOUTH COUNTY



M50 / N11
2 MIN DRIVE



Aircoach
17 MIN WALK



Dublin Bus
7 MIN WALK



Green Luas
5 MIN WALK














Dublin Airport
25 MIN DRIVE



THE BUILDING

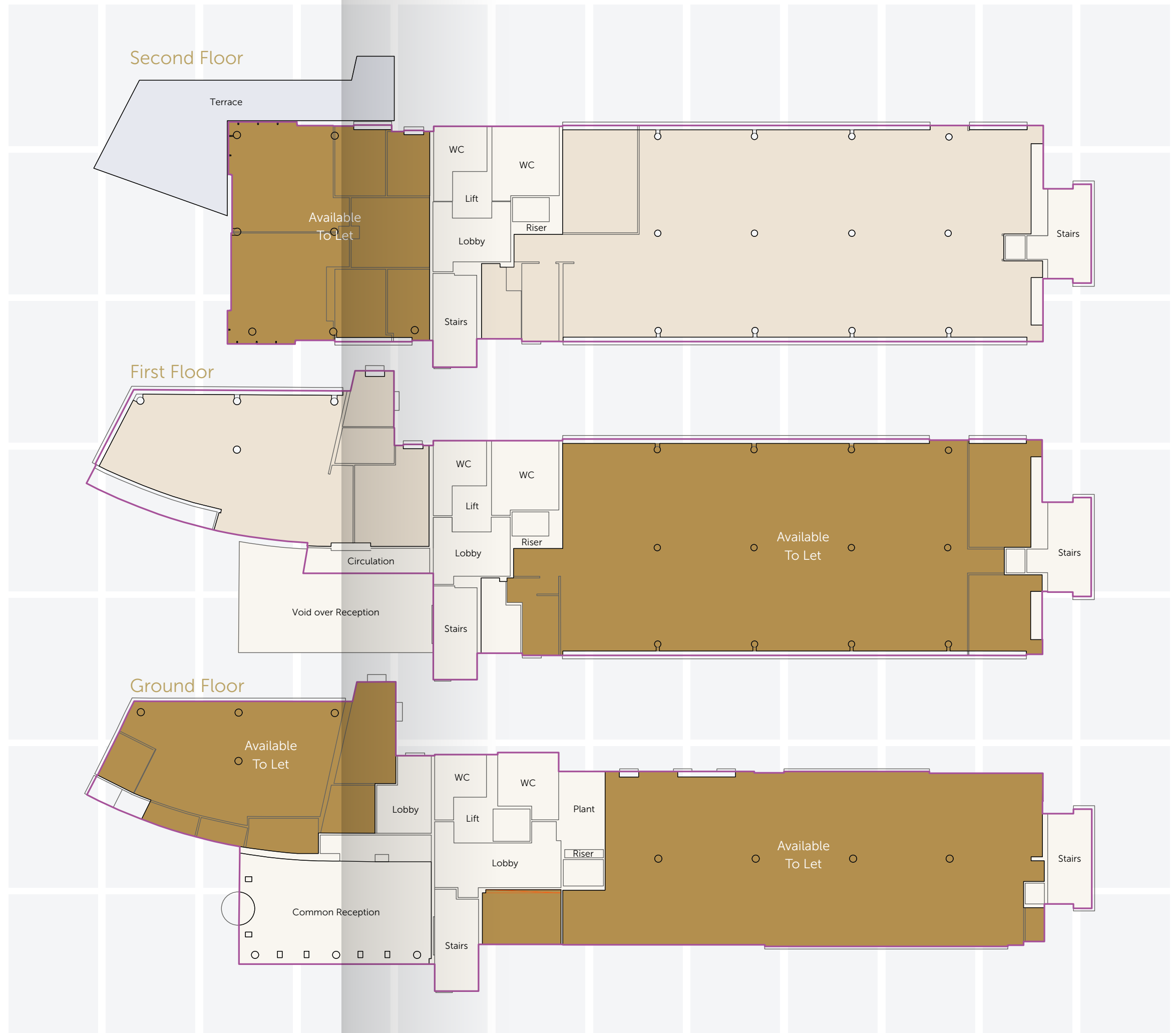
South County Business Park is a proven office location and is easily accessible from all parts of Dublin.

-  Flexible and efficient floorplate
-  Raised access floors
-  Floor boxes wired for power and data
-  Carpeted throughout
-  LED lighting
-  Air conditioning
-  8 person passenger lift
-  Impressive double height reception area
-  Access control and intercom system
-  Ladies and gents toilets
-  Ample onsite car parking available



FIVE

SOUTH COUNTY



Schedule of Accommodation

Area	Size Sq.ft GIA	Sq.m GIA
Ground Floor	6,270	585
First Floor South	5,395	500
Second Floor North	2,130	200
Total Area	13,795	1,285

N.B Interested parties to satisfy themselves of these measurements

FIVE

SOUTH COUNTY

Leopardstown | Dublin 18

FURTHER INFORMATION

Lease terms and details available on request. Inspections strictly by appointment through Joint letting agents QRE Real Estate and BNP Paribas Real Estate

JOINT AGENTS



**REAL ESTATE
ADVISERS**

www.qre.ie

BRIAN KELLY
+353 87 337 4933
brian.kelly@qre.ie

DAVID O'MALLEY
+353 86 857 9209
david.omalley@qre.ie



**BNP PARIBAS
REAL ESTATE**

realestate.bnpparibas.ie

JOHN CANNON
+353 87 396 6725
john.cannon@bnpparibas.com

KEITH O'NEILL
+353 86 857 9696
keith.oneill@bnpparibas.com

www.fivesouthcounty.com

Disclaimer: The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.

QRE Real Estate Advisers PSRA No. 003587 | BNP Paribas Real Estate PSRA No. 002702