QRE REAL ESTATE ADVISERS

TO LET
FIRST FLOOR

BROOKFIELD HOUSE

BLACKROCK, CO. DUBLIN

—

FULLY FITTED FIRST FLOOR OFFICE TO LET

—

Brookfield House is a prominent three storey modern office building with the benefit of 7 surface car parking spaces.

The building comprises of a predominately glazed façade fronting onto Brookfield Terrace, with a landscaped paved courtyard to the front and rear.

The available accommodation comprises a fully fitted first floor office extending to approximately 5,345 sq.ft. GIA. The space provides a high-quality, contemporary working environment , offering a turnkey opportunity ready for immediate occupation.

The building includes a spacious ground floor reception area and a passenger lift serving all upper levels. Shower facilities are provided at ground floor level.

The building meets the highest standards of sustainability with a green roof and benefits from a Building Energy Rating of A3.
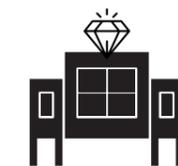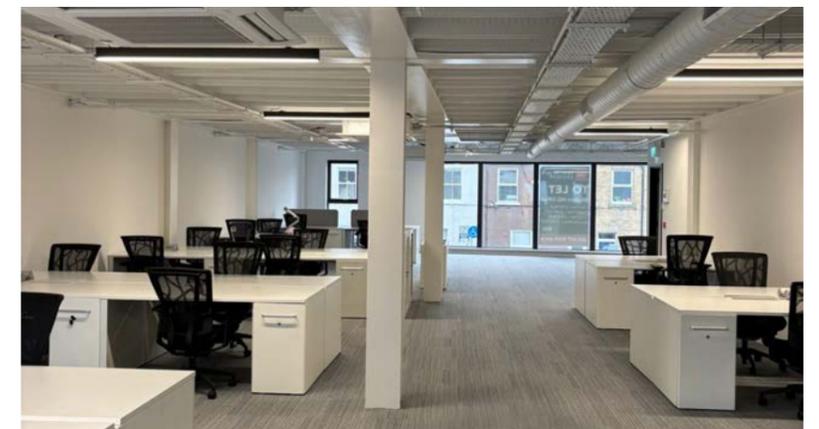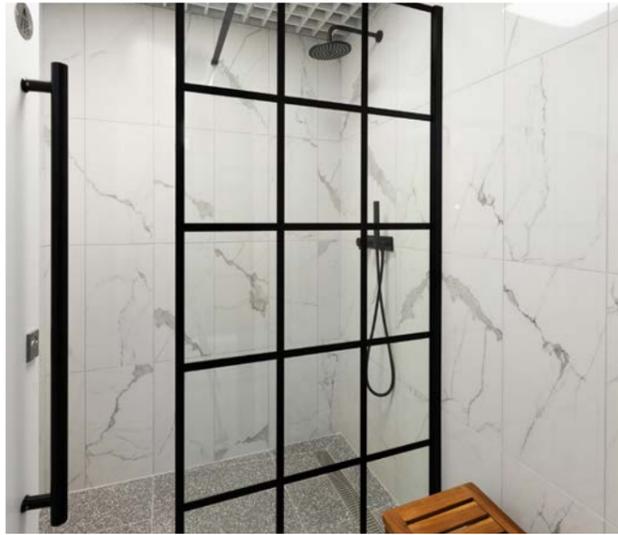
Grade A Office Accommodation

Fully Fitted First Floor Office

Secure onsite bike parking facilities

7 car parking spaces including 3 electric charging stations

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BRIGHT OPEN PLAN FLOOR PLATE

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TRANSPORT LINKS

WALKING TIMES

Dublin Bus	4 minutes	
DART		
- Blackrock	12 minutes	
- Seapoint	16 minutes	

BROOKFIELD HOUSE

D U B L I N   B A Y

DART

Booterstown

Woodbine Road

BLACKROCK PARK

Rock Road

Blackrock

Booterstown Avenue

BLACKROCK

MOUNT MERRION

UCD MICHAEL SMURFIT GRADUATE BUSINESS SCHOOL

ROCKFIELD PARK

Carysfort Avenue

Newtownpark Avenue

Stradbrook Road

Seapoint

Salthill & Monkstown

Monkstown Road

MONKSTOWN

DÚN LAOGHAIRE

DÚN LAOGHAIRE HARBOUR

Dún Laoghaire

Lower York Road

Tivoli Road

Monkstown Avenue

N11

Lower Kilmacud Road

LOCATION

Blackrock is an affluent south Dublin suburb, it is home to many international businesses, the Blackrock markets and a number of restaurants, cafés with a population of 30,677 (census 2016).

It is situated approximately 9km to the south east of Dublin city. Dun Laoghaire is approximately 3km to the east of Blackrock providing a number of seaside amenities. Blackrock is bordered by a number of densely populated areas to include Mount Merrion, Booterstown, Stillorgan, Foxrock and Monkstown.

The subject property is situated just off Carysfort Avenue, a busy thoroughfare providing direct access to Blackrock Village. The property is just a short walk from Blackrock Village and benefits from a host of nearby amenities to include Carysfort Park opposite the property, the newly refurbished Frascati and Blackrock Shopping Centres, together with a number of cafes and restaurants in the village to include The Mellow Fig, The Wooden Spoon Café, Bear Market, Liath Restaurant, Kelly & Coopers and El Celler.

Surrounding occupiers include a number of well know national and international occupiers to include Tusla, Lioncourt Investments, Zurich, Allianz Global Life and Kraft Heinz. The UCD Michael Smurfit Business School is also located within close proximity.

TRANSPORT

Transport links in the area include the Blackrock DART Station which is approximately a 10 minute walk from the property and provides direct access to the city centre in approximately 15 minutes. There is a host of Dublin Bus routes on the nearby Frascati Road to include the no. 4, 7a and 7, together with the Quality Bus Corridor on the N11. The N31 provides direct access to the N11 and M50 Motorway making it easily accessible via car.

CARYSFORT PARK

CARYSFORT NATIONAL SCHOOL

SMURFIT BUSINESS SCHOOL

BLACKROCK CLINIC

FRASCATI SHOPPING CENTRE

NETSCOUT

GLOBAL MEDICS

LEVERIS LTD

ZURICH HOUSE

ZURICH

CIT GROUP FINANCE

IDENTIGEN RAKUTEN FINCAD EUROPE

IPSOS

DUBLIN COOKERY SCHOOL

MEDFIT PROACTIVE HEALTHCARE

PERMANENT TSB

HRBR

AN POST

BLACKROCK VILLAGE

ZURICH LIFE

CARYSFORT AVENUE

LANDLORD SPECIFICATION

Exposed ceilings and raised access floors	Energy efficient LED light fixtures	VRF air conditioning system	Floor to ceiling glazing in part	Fully fitted and furnished office
Fully alarmed	Spacious entrance lobby and reception area	Passenger lift	Toilet and shower facilities with high quality finishes	7 car parking spaces including 3 electric charging stations

ACCOMMODATION SCHEDULE

FLOOR	SQ.M.	SQ.FT.
APPROXIMATE GROSS INTERNAL AREAS		
Ground	LET	LET
First	496	5,345
Second	LET	LET

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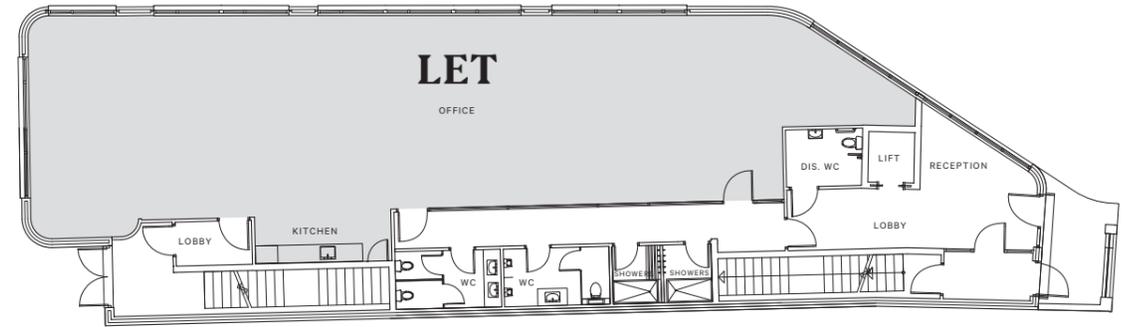
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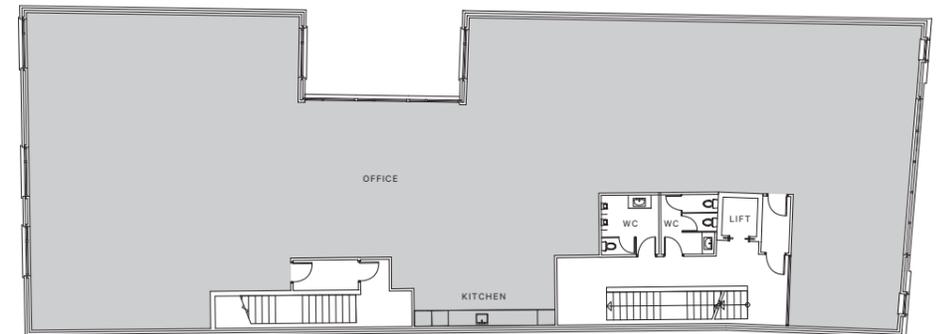
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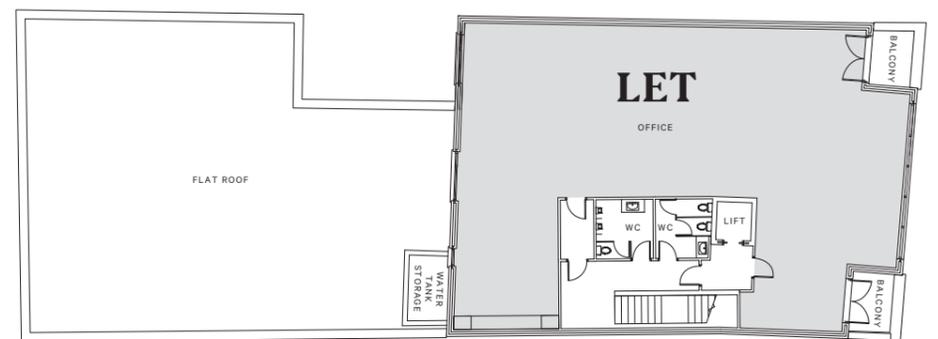
QUOTING RENT
€22 per sq.ft.

LEASE
New lease terms available.

BER
BER A3

SERVICE CHARGE
Pending Occupancy.

VIEWINGS
By appointment with sole letting agent.

AGENTS DETAILS

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