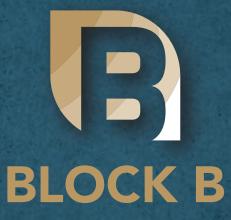


TO LET



NUTGROVE OFFICE PARK, DUBLIN 14

MODERN SUBURBAN OFFICE BUILDING

EXECUTIVE SUMMARY

- Modern Office Accommodation
- Extending to approximately 3,701 sq.m. (39,845 sq.ft.) GIA
- 45 surface car parking spaces
- Configured over three blocks with blocks B2 & B3 interconnected
- Approximately 2,638 sq.m.
 (28,400 sq.ft.) fitted accommodation with the remainder (Block B1) in shell and core
- Convenient South Dublin location in close proximity to M50 and Green Line Luas
- Available in its entirety or block by block.

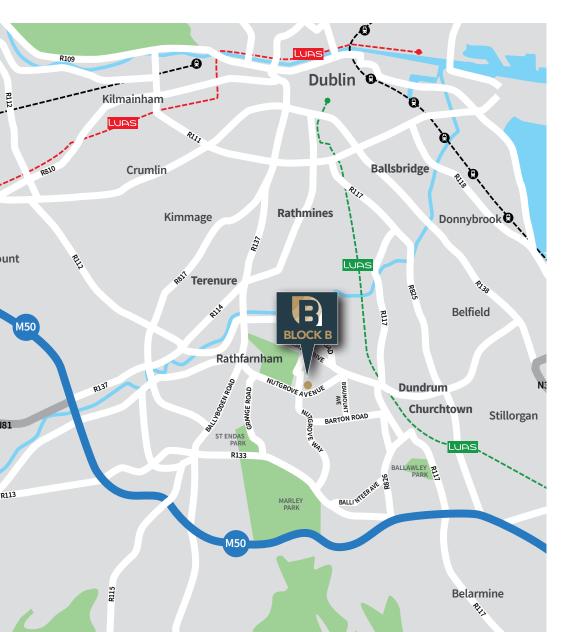




LOCATION

Nutgrove Office Park is located just off Nutgrove Avenue (R821) which is a busy thoroughfare for traffic coming from Rathfarnham and Churchtown. Nutgrove Shopping Centre and Dundrum Town Centre are situated nearby. Some surrounding occupiers include Lidl, Home Store and More, Dillon Solicitors and

Valentia Technologies. The property is within easy reach of the M50 junction 13 approximately 4.2km to the south. The area is serviced by various Dublin Bus Routes and the Green Line Luas (Dundrum Stop) is approximately 1.8km from the subject property.









DESCRIPTION

The property comprises a four-storey office building within Nutgrove Office Park. The park provides for 6 no. office blocks completed in c. 2001. The office accommodation is currently arranged over three blocks (two of which are interconnected) and is in a mixture of fitted (previously occupied) and shell and core condition. Block B1 is completed to shell and core specification whereas Blocks B2 and B3 provide fitted accommodation. General specification (Blocks 2 & 3) provides for carpet and tile covered raised access floors, plastered and painted walls, air conditioning, suspended acoustic tiled ceilings, air and aluminium framed double-glazed windows. 45 surface car parking spaces are demised to the property.

SCHEDULE OF ACCOMMODATION

FLOOR	BLOCK B1 (SQ.M.)	BLOCK B2 (SQ.M.)	BLOCK B3 (SQ.M.)	TOTAL (SQ.M.)
Ground	264	491	166	921
First	266	491	169	927
Second Third	266	491	169	927
Third Floor	266	491	169	927
Car Parking	12	25	8	45
Total	1,062	1,964	673	3,702

^{*}All parties are to satisfy themselves as to the accuracy of any measurements provided.



QUOTING RENT

POA.

RATES

Est €1.95 per sq.ft.

VAT

Please refer to agent.

BER

BER C2 G

VIEWINGS

All viewings are strictly by appointment through the sole agents QRE Real Estate Advisers.

AGENT DETAILS

ORF Real Estate Advisers

Brian Kelly

Senior Surveyor

M: +353 (0) 87 3374 933 **E:** brian.kelly@gre.ie

David O'Malley

MRICS MSCSI

M: +353 (0) 86 8579 209 **E:** david.omalley@gre.ie

gre.ie



PSRA Registration No. 003587.

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 stratement 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.