



**TO LET**  
FIRST AND SECOND FLOOR

# **BROOKFIELD HOUSE**

BLACKROCK, CO. DUBLIN



# — MODERN OFFICE BUILDING TO LET —

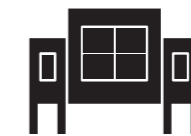
Brookfield House is a prominent three storey modern office building with the benefit of 10 surface car parking spaces. The property provides for 790 sq.m. (8,510 sq.ft.) of Grade A office accommodation over the first and second floor.

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

There is a large reception at ground floor with one passenger lift which serves all upper levels. The bright modern floor plates arranged over first and second floor range in size from 2,830 - 5,340 sq.ft. GIA.

The accommodation has been finished to the highest standards and the premium finishes and materials provide a contemporary modern workspace, which will suit a variety of occupiers. The second floor has the benefit of two balconies to the front with shower facilities on the ground floor.

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



3 storey HQ  
office building  
ext. 11,500 sq.ft.



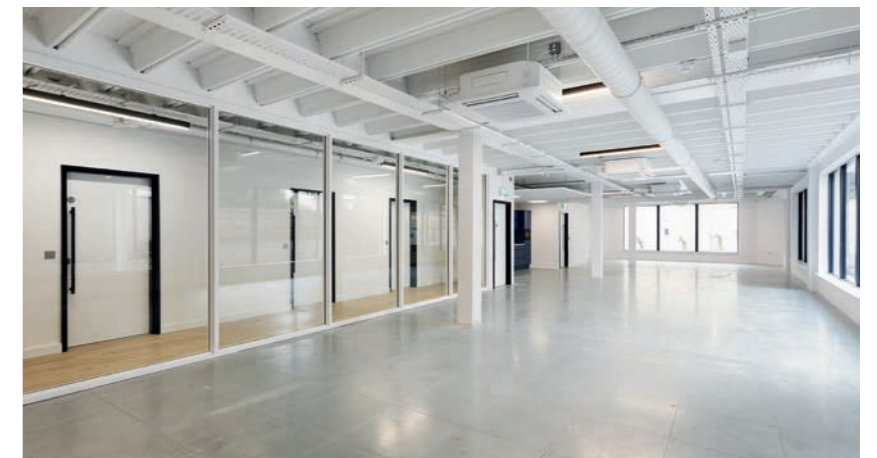
From  
2,835 sq.ft.  
to 8,630 sq.ft.



Secure onsite  
bike parking  
facilities



10 car parking spaces  
including 3 electric  
charging stations



—  
**BRIGHT  
OPEN PLAN  
FLOOR  
PLATES**  
—

**BROOKFIELD HOUSE**





**BLACKROCK, CO. DUBLIN**



**TRANSPORT LINKS**

**WALKING TIMES**

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

**BROOKFIELD HOUSE**



**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

CARYSFORT AVENUE

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

BLACK VANILLA concepts

 <p>Exposed ceilings and raised access floors</p>	 <p>Energy efficient LED light fixtures</p>	 <p>VRF air conditioning system</p>	 <p>Floor to ceiling glazing in part</p>	 <p>Penthouse terraces</p>
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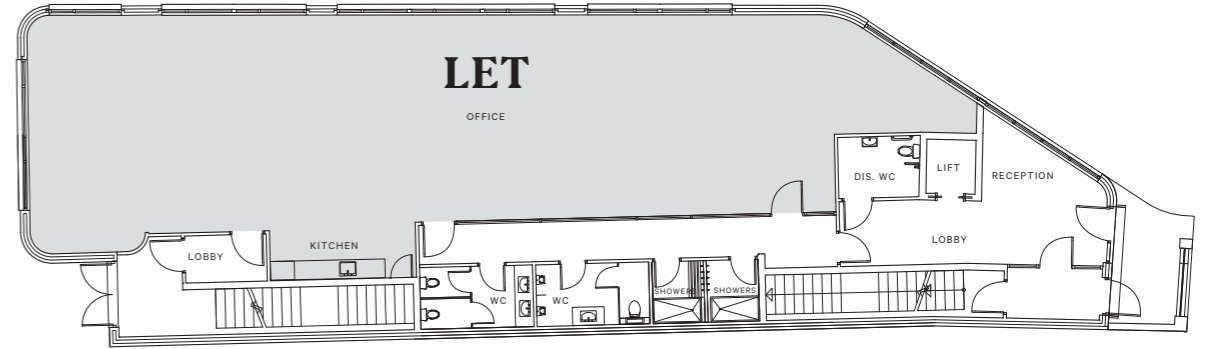
## LANDLORD SPECIFICATION

 <p>Fully alarmed</p>	 <p>Impressive entrance lobby and reception area</p>	 <p>Passenger lift</p>	 <p>Toilet and shower facilities with high quality finishes</p>	 <p>10 car parking spaces including 3 electric charging stations</p>
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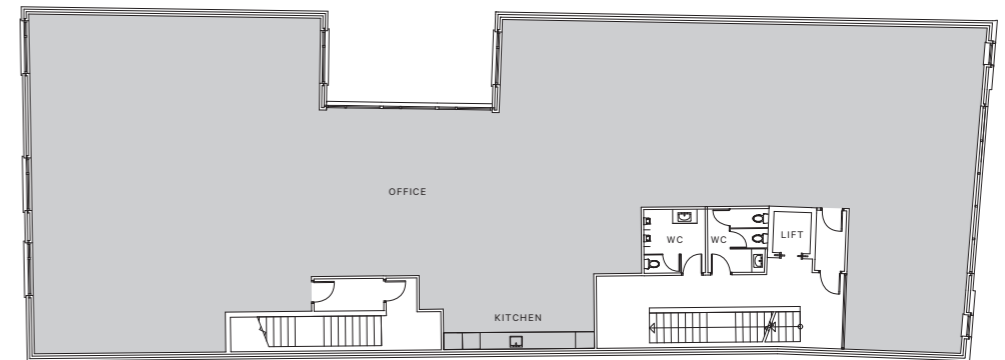
## ACCOMMODATION SCHEDULE

FLOOR	SQ M	SQ FT
APPROXIMATE GROSS INTERNAL AREAS		
Main Reception	41.77	450
Ground	LET	LET
First	496.52	5,344
Second	263.34	2,834
<b>Total</b>	<b>801.63</b>	<b>8,630</b>

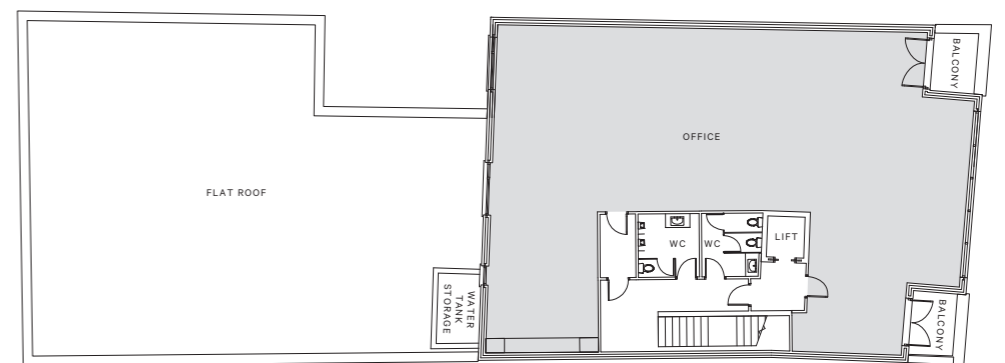
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## QUOTING RENT

€25 per sq.ft.

## LEASE

New lease terms available.

## BER

**BER** A3

## SERVICE CHARGE

Pending Occupancy.

## VIEWINGS

By appointment with sole letting agent.

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## AGENTS DETAILS



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