

Office To Let

BER C2

Bewley's
1840

Lisney

Bewleys
House

Northern Cross | Dublin 17



Features

- Fully fitted modern offices available for occupation
- Extremely high standard of accommodation with mix of open plan and office areas
- Mature and well landscaped office park environment
- Ample on site car spaces available
- Flexible lease terms available subject to negotiations
- Neighbouring occupiers include Bewleys Tea and Coffee Ltd, Mylan Ireland, JP Morgan, Experian Ireland

Location

This office is located in Northern Cross Office Campus, one of the premier suburban office schemes in Dublin. Northern Cross is approximately 10 km north of the prime CBD area of Dublin and offers a high quality business environment in a convenient location. Northern Cross has become an established business district and is home to many notable occupiers including Bewleys Tea and Coffee Ltd, Mylan Ireland, JP Morgan, Experian Ireland. This cluster offers high quality buildings with excellent parking provision at a significant discount to the city centre.

Occupiers are attracted by the ease of road access with close proximity to the M50 and M1 interchange. The proximity to Dublin Airport is also a major draw for the area. Public transport serves the location well with the DART station at Clongriffin is located just 2.8 km away. The development is serviced by a number of Dublin Bus routes.

Amenities

Amenities in the immediate vicinity include Hilton Dublin Airport, Burnells Restaurant, Insomnia, Europar, Meadow and Byrne, Giraffe Childcare and Bank of Ireland as well as host of shops in Clarehall Shopping Centre.



Description

This property forms part of a modern commercial building with ample surface car parking. The available space consists of the entire first floor office accommodation within the subject property. The floor is fully fitted and is generally open plan in layout with ancillary office accommodation and meeting rooms. The floor benefits ample dedicated WC facilities and there is the potential for the incoming tenant to benefit from the existing fully serviced canteen onsite.

Specification

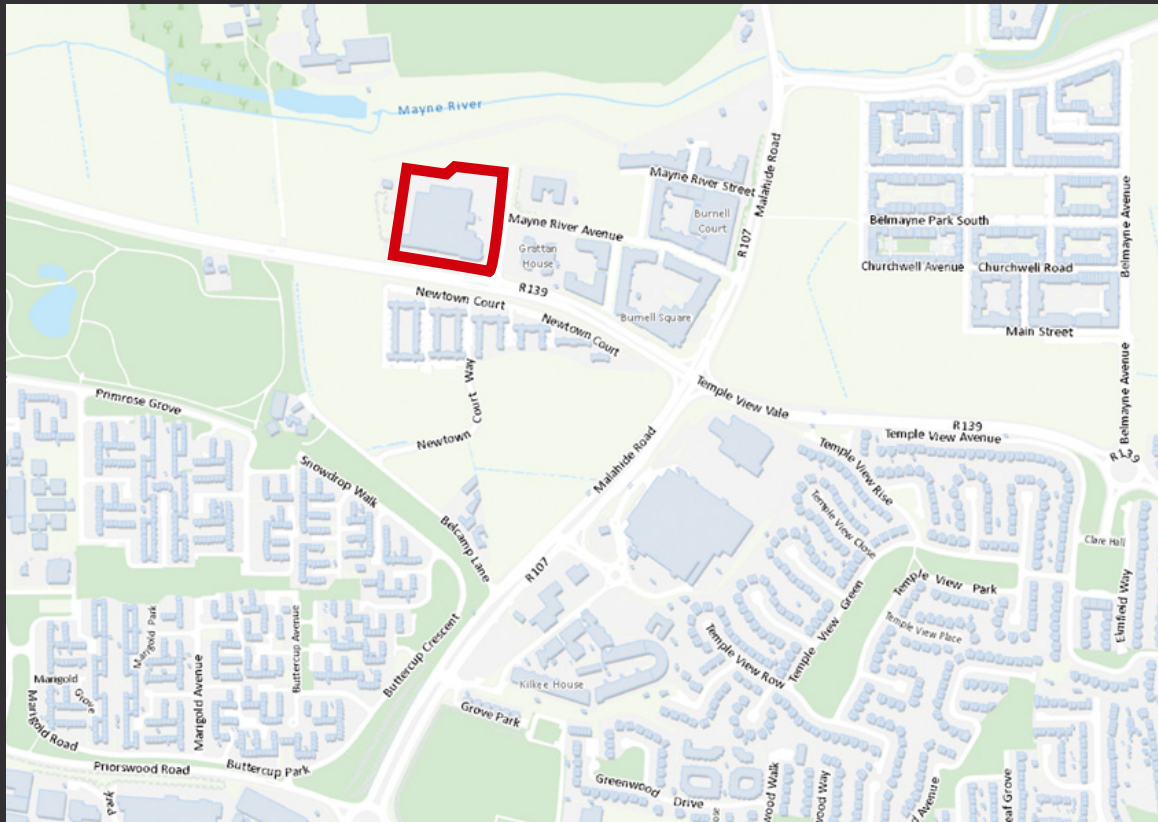
- Mineral fibre acoustic ceiling tiles
- Raised access flooring
- 4 pipe fan coil air-conditioning
- data cabling
- Access control system
- 630 kg passenger lift

Accommodation

Floor	Area Sqm	Area Sqft
First	1,238	13,326

Ample on site car parking is available.





Terms

Flexible lease terms with a competitive rent are available subject to negotiations.

BER Information



BER No: 800583486

Viewing Details

By special appointment with the sole selling agent, Lisney, St. Stephen's Green House, Earlsfort Terrace, Dublin 2

Aoife O' Neill

T: 01 638 2700 E: aoNeill@lisney.com

Lisney

These particulars are for guidance only and do not form part of any contract. All statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendor and none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchasers shall satisfy themselves by inspection or otherwise as to the correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation, nor for the rescission of the contract by either the vendor or the purchaser. They are issued on the understanding that all negotiations will be conducted through this firm. Lisney PSRA: 001848.

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