

OFFICES AVAILABLE TO LET



CLONSHAUGH - DUBLIN 17

PREMIUM OWN DOOR OFFICE UNITS

Unrivalled location.
Unique opportunity.
Guaranteed delivery.
Your choice.



Grattan Business Park occupies a location close to the entrance of Clonshaugh Business and Technology Park, which is an IDA managed business environment approximately 6km north of Dublin's city centre and 2km south of Dublin Airport. This strategic location provides ease of access to both the Dublin Port Tunnel and to the M50 via the nearby interchange with the M1.

A new road link is proposed from the IDA Clonshaugh Business and Technology Park to the N32. This planned road will greatly enhance access from Grattan Business Park to the N32, Dublin Airport, the M1/M50 and the Port Tunnel.

Dublin Bus route 27B stops directly outside Grattan Business Park and provides a highly frequent bus service into Eden Quay in Dublin City Centre.

There are numerous telecommunications providers within the park, giving occupiers choice and enhanced connectivity.

Clonshaugh Business and Technology Park is an established business campus home to a very many well-known companies such as Amazon, Allergan, 3 Mobile, Vodafone, BT Ireland, Butlers Chocolates and Magnet Networks.

It's rare an opportunity presents itself to occupy premium own door offices in a mature, well serviced, fringe city location.

AMENITIES

There is an on-site Daybreak newsagent at Grattan Business Park which includes a deli counter for hot food. Grattan Business Park is on the doorstep of the recently refurbished Northside Shopping Centre, which includes a host of food and beverage options along with anchor retail outlets, Dunnes Stores and SuperValu. Other retail amenities within close proximity include Clare Hall Shopping Centre and The Omni Shopping Centre.

The Butlers Chocolate Café and Visitor Centre is located directly across from Grattan Business Park.

Hotels in the vicinity include The Clayton Hotel (1km to the north) and The Crowne Plaza (1.75km to the west).

For the fitness enthusiast, there are several gyms and personal training studios within close proximity to Grattan Business Park.



SMART OFFICE UNITS

Each unit delivers excellent own door accommodation with has been finished to a modern specification.

The units are designed over two levels providing bright well proportioned floor plates which can be interconnected to accommodate larger requirements.

Newbrook House provides for own door office units which extend to 159 sq.m (1,711 sq.ft).

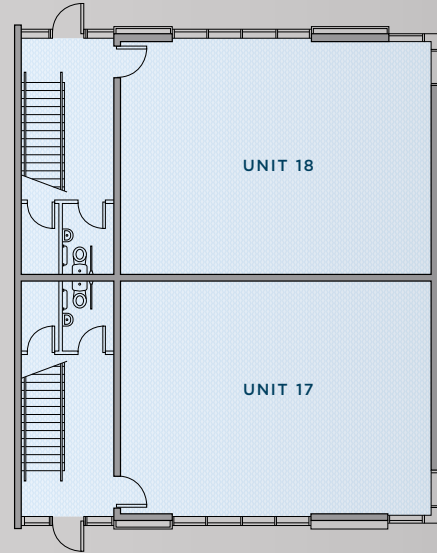
Belcamp House provides for own door office units which extend to 128 sq.m (1,378 sq.ft).

Specification

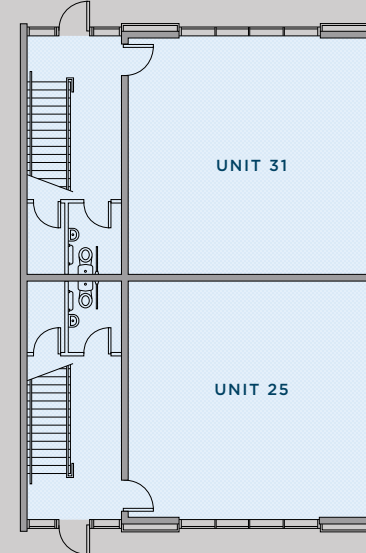
- Suspended ceilings
- Plastered and painted walls
- Perimeter trunking
- Air conditioning
- Kitchenette
- Energy efficient LED panels lights
- Toilet facilities
- Double glazed windows
- Flexible sizes
- High speed internet connection available
- Carpeted office areas
- Open plan accommodation
- Ample parking available
- Generous car parking ratios



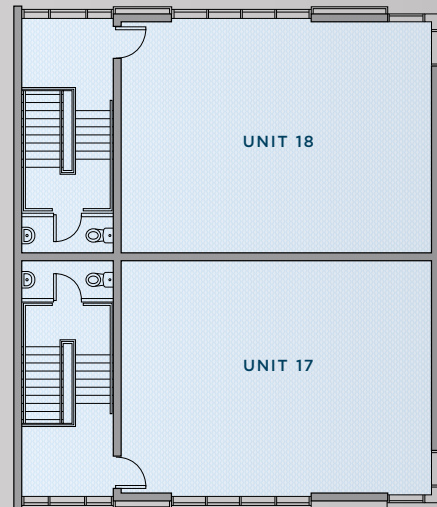
SAMPLE FLOOR PLANS



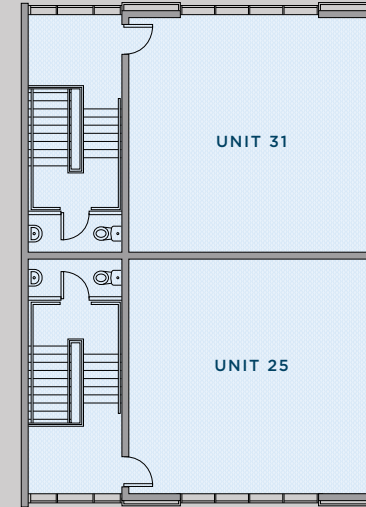
Ground Floor



Ground Floor



First Floor



First Floor





ESTATE MANAGEMENT

The Grattan Business Park management company is run by the experienced in-house team at the Channon Group, who ensure that the park is maintained and run to the highest standards. Service charges payable cover items such as the maintenance and insurance of the buildings/common areas, landscaping, security and the contribution towards the IDA Estate management charge.



Disclaimer: Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by the selling agents Lisney, as the vendor's agents, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agents, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No's. 001848.

Rent

On application.

Terms

Flexible lease terms available.

BER

BER information is available on request. BER ratings range between C2 to C3.

Contact

To arrange a viewing please contact the sole agent:



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Visit grattanbusinesspark.com



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