

To Let

Office Space

Block 1 & 2

Deansgrange Business Park,
Blackrock, Co. Dublin



Location

The property is located in the heart of south County Dublin just 1km from the N11 and less than 5km from the M50. Deansgrange is well served by Dublin bus with routes 7D, 46A, 75 & 63 stopping at the front of the property.

Deansgrange is a popular and established office location with many multinational companies choosing to operate from here including Becton Dickinson, Amgen Technology and the National Rehabilitation Centre.

The immediate vicinity has a mixed range of residential, commercial, and amenities uses including a SuperValue, Lidl, Insomnia coffee and ELEV8 gym. Dun Laoghaire Institute of Art Design is within a 10 minute walk and accommodates over 2500 students.

Other occupiers within the building include:



N11
5 mins

M50
8 mins

City Centre
28 mins

Dublin Airport
31 mins

Interiors



Description

Blocks 1 and 2 Deansgrange Business Park are purpose built, five storey office buildings over two basement levels of car parking. The blocks were designed by HKR Architects and feature a distinct tiled cladding system with feature glazing.

The available accommodation includes the third & fourth floors of both buildings. and can provide a number of size requirements from 5,048 sq.ft to 23,722 sq.ft

Both floors are laid out in a mixture of open plan spaces, individual offices, meeting rooms and boardrooms. The fourth floor includes an impressive kitchenette/breakout area.

The offices are finished with suspended ceiling tiles incorporating lighting, air-conditioning, carpet floor covering and raised access floors. Each block has a central core which provides access to the stairwell and 2 x passenger lifts as well as male, female and accessible toilet facilities on each level. Shower facilities are available in the basement.



features

Features include:

- > Fully fitted offices with furniture
- > Manned reception
- > VRF air conditioning systems
- > Mix of suspended grid ceilings and tile ceiling systems
- > Raised access flooring throughout the office areas
- > Dedicated BMS systems
- > Showers in basement
- > Two passenger lifts to each floor, in each block
- > Kitchenette included on 4th floor
- > 53 car parking spaces





Schedule of Accommodation

Block	Accommodation	Sq.m	Sq.ft
Block 1 & 2	3rd floor	1,007.9	10,849
Block 1 & 2	4th floor	1,195.9	12,873



Terms

On Application

Rent

On Application

BER Rating

BER B2

Viewings

Strictly by prior appointment
through sole agents Lisney.

Sole Agents



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