

# DUNDRUM BUSINESS PARK

---

HEADQUARTERS  
OFFICE BUILDING

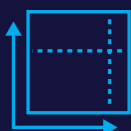
DUNDRUM, DUBLIN 14





**Dundrum business park has been the headquarters of John Paul Construction for over 50 years. The property is now for sale with full vacant possession.**

The subject property was originally built in the 1960's and the current owner occupier, John Paul Construction, have carried out a number of upgrades and extensions through the years. While in need of further modernisation, the building offers a great opportunity for developers and owner occupiers alike. The property extends to 2,027 sq.m (21,822 sq.ft) GIA over 3 floors with 36 surface car spaces.



**2,027.4 SQ.M  
(21,822 SQ.FT)**



**FULLY FITTED OFFICE  
BUILDING FOR SALE**



**36  
CAR SPACES**



**44, 44D & 142  
DUBLIN BUS ROUTES ON  
YOUR DOORSTEP**



**DEVELOPMENT  
OPPORTUNITY**



**8 MIN WALK  
TO GREEN LUAS**

**VACANT**

**VACANT  
POSSESSION**



**DUNDRUM TOWN  
SHOPPING CENTRE  
NEARBY**



**LOCATION**

Dundrum Business Park is one of Dublin’s most sought after suburban commercial locations. Strategically located in the bustling suburb of Dundrum, this office property offers superb connectivity, modern amenities and a close knit business community. Other occupiers within the park include Cartrawler, BT, SLR Consulting, Strata, VoxLoc, & Tetra Pak.

The subject property is surrounded by local amenities with Dundrum Town Centre only a 7 minute drive away. Here you will find a mix of pubs, restaurants, café’s, gyms and retail stores.

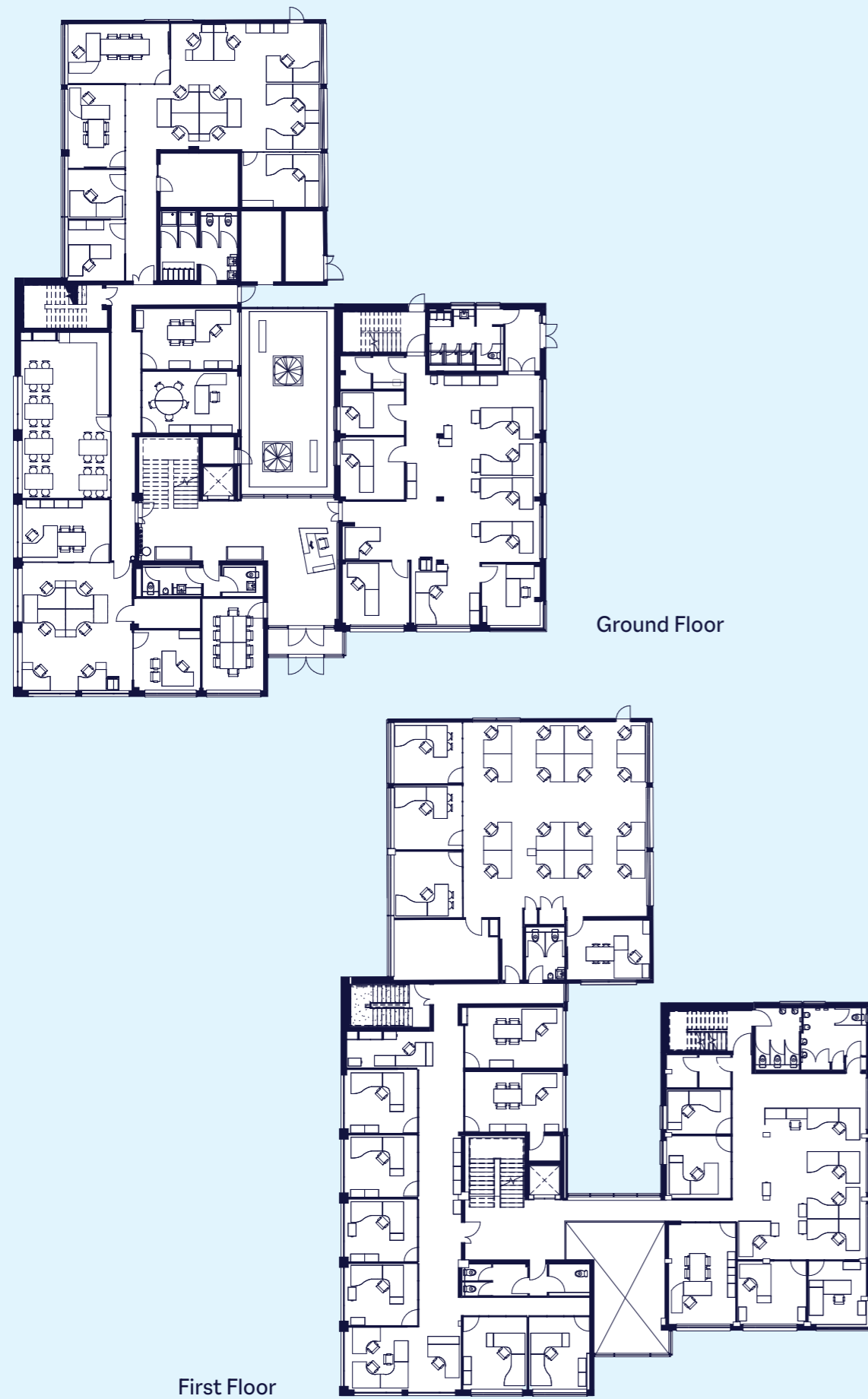
Dundrum Business Park has excellent transport links not only from being within close proximity to the N11 & M50 but the property is accessible by a number of bus routes (44,44D &142) while the Green Luas Line stop Windy Arbour is only an 8 minute walk. These connections make the city centre only a 15 minute journey.

## SPECIFICATION

- FULLY FITTED WITH OFFICE FURNITURE
- RECEPTION AREA
- MOSTLY OPEN PLAN
- LAID OUT WITH AMPLE MEETING ROOMS AND BOARDROOMS
- KITCHENETTE
- DATA CABLING
- LED LIGHTING
- VRF AIR CONDITIONING IN PARTS
- ELEVATOR LIFT
- BACK UP GENERATOR
- GAS CENTRAL HEATING
- ELEVATOR LIFT
- STORAGE BLOCK TO THE REAR



## FLOOR PLANS



## ACCOMMODATION

FLOOR	SQ. M. ( GIA )	SQ. FT. ( NIA )
Ground Floor	755.0	8,127
First Floor	755.1	8,127
Second Floor	517.3	5,568
<b>TOTAL</b>	<b>2,027.4</b>	<b>21,822</b>

## ZONING OBJECTIVE E

To provide for economic development and employment

## FREEHOLD TITLE

To be confirmed

## BER



## PRICING

Available on application

## VIEWINGS

By appointment only with the sole selling agent Lisney

## CONTACTS



St Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2

01 638 2700

PSRA: 001848

## CONOR LENNON

clennon@lisney.com  
+353 (0)87 254 6809

## JAMES NUGENT

jnugent@lisney.com  
+353 (0)86 838 0361

---

### LISNEY AND THEIR CLIENT GIVE NOTICE THAT:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lisney have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.