First Floor, Unit 2A
Century Business Park
Finglas, Dublin 11

• Flexible Initial Short Term Lease of up to 5 years
• 6 Designated Parking + Visitor Spaces
• Easily accessible from M50 & Airport (J5)
• Adjacent to Charlestown Shopping Centre
• Office Space from c.133.8m² / 1,440 ft² GIA
• Storage Space from c.32m² / 344 ft² GIA
LOCATION
Century Business park is located inside the M50 off junction 5, in Finglas north. The Business Park has excellent access to the M50 and Dublin Airport is less than 10km away. The Business Park enjoys excellent transport links and is served by various bus routes (140, 40, 40b, 9, 83, 83a).

DESCRIPTION
Unit 2A Century Business Park comprises a first floor office. The offices are newly carpeted and decorated and fitted with suspended acoustic tiled ceilings with LED lighting. Gas fired central heating and air conditioning cassette units are provided. Access to the property will be either via biometric readers or swipe card.

CONTACT AGENT
Mason Owen & Lyons
Paul Kelly - pkelly@mol.ie
Harry Byrne - hbyrne@mol.ie
Tel: 01 66 11 333

ACCOMMODATION - Gross Internal Area
1st Floor
Front Offices  88.42 sq.m.  952 sq.ft.
Rear Offices  45.38 sq.m.  488 sq.ft.
Storage  31.52 sq.m.  339 sq.ft.

The first floor can be leased on a flexible basis comprising the entire, the front offices only, or the front office with the rear office or store.

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

RATES
Rates for 2019 are approximately €2 per sq.ft.

SERVICE CHARGES
Service charges for 2019 are c. €1.20 per sq.ft.

TERMS
The office is available immediately on an initial flexible short term leases of up to 5 years.

BER RATING
BER Rating:
BER No. 800651473
EPI: 412.52 kWh/m2/yr

LOCATION MAP

The first floor can be leased on a flexible basis comprising the entire, the front offices only, or the front office with the rear office or store.

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

RATES
Rates for 2019 are approximately €2 per sq.ft.

SERVICE CHARGES
Service charges for 2019 are c. €1.20 per sq.ft.

TERMS
The office is available immediately on an initial flexible short term leases of up to 5 years.

BER RATING
BER Rating:
BER No. 800651473
EPI: 412.52 kWh/m2/yr

LOCATION MAP

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.