

Modern Fully Fitted Offices To Let

Mentec House, Pottery Business Park

Pottery Road, Dun Laoghaire, Co Dublin.



- ❖ Impressive three storey HQ comprising c 1,572 sq.m (16,921 sq.ft).
- ❖ Excellent parking with 80 spaces (1 per 20 sq.m).
- ❖ Well established business park setting with ease of access to all main road networks.
- ❖ New flexible lease terms available.
- ❖ Available on floor by floor basis to suit requirements from 786 sq.m (8,460 sq.ft).



Location

Mentec House is located within Pottery Business Park which lies between the Cabinteely Bypass (N11 Corridor) and Rochestown Avenue, close to its junction with Bakers Corner. Pottery Road Business Park is easily accessible to all main commercial and residential centres in South County Dublin and is within good proximity to Dun Laoghaire, Blackrock, Deansgrange, Stillorgan, Cabinteely, Killiney and Dalkey. The location of the park allows for ease of access to the M50 via junction 16 (the

Cherrywood interchange) and the area is well served by numerous Dublin Bus routes to both the City Centre and Dun Laoghaire (2.5 km east) for connection to DART services, and the LUAS Green line service at Carrickmines which serves the City Centre in approximately 30mins.

Pottery Business Centre adjoins the Lidl store and other onsite businesses include a pharmacy, Calyx, Spring Grove Services, Becton Dickenson and Bank of Ireland.



Description



Mentec House is an impressive self contained HQ building offering modern fully fitted office accommodation comprising a total area of 1,572 sq.m (16,921), available in its entirety or on a floor by floor basis. The first and second floors comprise c 786 sq.m (8,460 sq.ft) each and have been fitted to a very high standard providing a combination of open plan and cellular partitioning to include office furniture, canteen facility, tea stations, shower facility and WCs on each floor. Specification includes solid floors with floor boxes wired for power and computer data cabling, suspended ceilings and category 2 light fittings, air conditioning cassettes and lift access from the ground floor reception.

Accommodation

Floor	Sq.m
First	786
Second	786
Total	1,572 (16,921 sq.ft)

Parking: 80 Parking spaces available (basement storage also available if required).

Lease Terms

The property is available to let on new flexible lease terms.

Rent and Costs

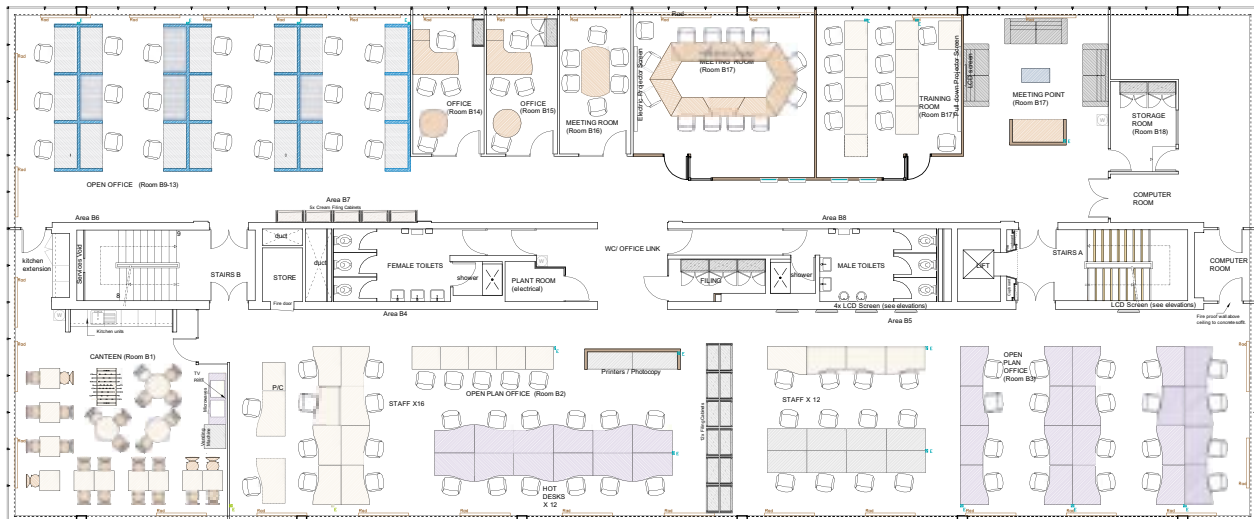
Rent on application and outgoings available on application.

Viewing

Strictly by appointment with the sole letting agents HWBC.



Indicative Floor Plans



First Floor (Not to scale)



Second Floor (Not to scale)



For further information

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