

TO LET



Media House, South County Business Park, Leopardstown, Dublin 18

BER D2

195 - 612 m² (2,100 - 6,589 sq ft)

Part ground and part first floor

High car parking provision

Excellent South Dublin location

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Location

Media House is located in the established South County Business Park one of Dublin's premier office locations due to its low density landscaped environment and its close proximity to the M50 and the N11. There is also unrivalled public transport with the LUAS providing access to St Stephens Green in Dublin's city centre in 20 minutes.

South County Business Park also benefits from an array of amenities including Westwood Health and Fitness Club, Giraffe Crèche, Bewley's Hotel and the Leopardstown Race Course and Golf Course .

Description

The recently refurbished part ground and part first floor enjoy scenic views over the landscaped park on three sides to the north, east and south benefitting from natural light throughout the working day. Specification includes carpeted floors, suspended ceilings with recessed light fittings and perimeter air conditioning. Each available floorplate is versatile and laid out in a mixture of open plan and cellularised offices. Incoming Tenants can benefit from the Landlord's fixtures and fittings.

Accommodation Schedule

The gross internal area is as follows:

Floor	M ²	Sq Ft
Part Ground	195	2,100
Part 1st	417	4,489
Total	612	6,589
Car Parking		1:200

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

Rent

On application

Inspection

Strictly by prior arrangement

Terms

Available on flexible lease terms

Building Energy Rating

BER: D2

BER No. 800033490

EPI: 594.28 kWh/m²/yr



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