



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world.

TO LET

**Unit 1, Rosemount Business Park
Ballycoolin Road
Blanchardstown
Dublin 15**



- 200 – 1,860 m² of modern office accommodation
- Ideal headquarter building
- Easy access to the M50 Motorway
- Ample car parking
- Available on competitive rental terms

OFFICE

BNP Paribas Real Estate Ireland
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LOCATION:

Unit 1 Rosemount Business Park is located in an established Business Park close to the junction of the Snugborough Road and the Ballycoolin Road. The Snugborough Road benefits from easy access to the M50 via the N3 Navan Road and the N2 Finglas Road and is approx 11km (7 miles) northwest of Dublin city centre. The Arrow Rail serves the nearby Castleknock and Coolmine stations with feeder bus services from Blanchardstown Shopping Centre. Public transport routes that service Blanchardstown from the City Centre include the 38, 39, 39X, 70, 70X, 76A, 237, 238, and 239. Local amenities in the area include the Blanchardstown Shopping Centre, Leisureplex, Library, Cinema and numerous restaurants/cafes.

DESCRIPTION:

Unit 1 is a prominent 2 storey office building accessed via an attractive double height reception at ground floor level. Internally the building benefits from raised access floors, suspended ceilings with recessed lighting, perimeter air conditioning and gas fired central heating. With the benefit of a lift and spacious toilet cores the accommodation provides a mix of open plan and cellular offices. The accommodation can easily be split to suit size requirements from approx 200 m² upwards. Available in either open plan, ready for a bespoke tenant fit out (which can be provided via the Landlords contracting division) or alternatively available with the benefit of existing partitioning, the building provides all options that a tenant may require.

ACCOMMODATION:

The accommodation has been measured on a gross internal basis.

Ground Floor	1,024 m ²	11,022 sq. ft.
First Floor	838 m ²	9,020 sq. ft.
Total	1,862 m²	20,042 sq. ft.

RENT:

On Application.

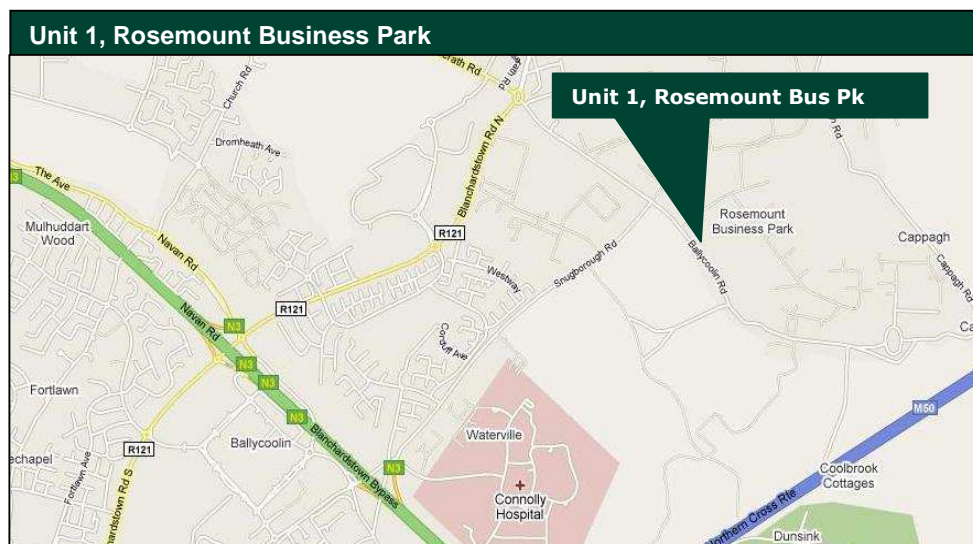
RATES:

The rates liability for 2010 equates to €16.90 per m² (€1.57 per sq.ft.)

VIEWING/ CONTACT DETAILS:

For further information or to arrange a viewing please contact Thomas Carthy, Conor Whelan, Shane Duffy or Keith O'Neill of our Office Department.

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