



**BNP PARIBAS
REAL ESTATE**



OFFICES

TO LET

**1st Floor
Office Suite**

Lucan Shopping Centre

Lucan

Co. Dublin

635 m²

BNP Paribas Real Estate Ireland
20 Merrion Road, Ballsbridge, Dublin 4
Tel: +353 1 661 1233
Fax: +353 1 678 9981

LOCATION

1st Floor Office Suite at Lucan Shopping centre ideally located on Newcastle Road, Lucan, just south of the junction with the N4 Lucan by-pass and less than 1.5km from Lucan Village. The offices are approximately 11km from Dublin City Centre and 18km from Dublin Airport.

Adamstown DART Station is approximately 1 kilometre from the centre and the nearest bus stop is within 150m, with the 25A stopping immediately outside the shopping centre.

DESCRIPTION

The suite is above an established neighbourhood shopping centre anchored by a SuperValu. It offers tenants a good opportunity to let bright and spacious office accommodation. Measuring 635 sq.m / 6,835 sq.ft the suite is comprised of a reception hall, one large open plan office, three office / meeting rooms, a kitchenette and w.c facilities. The suite is accessed through an impressive reception area and there is ample on site car parking available.

The suite would suit a variety of uses and flexible lease terms are available.

SPECIFICATION

- Raised access floors
- Floor boxes wired for data cabling
- Suspended ceilings with recessed lighting
- Kitchenette
- Comms room
- Gas fired central heating
- Security / fire alarm

ACCOMMODATION

The approximate Net Internal Floor Area is as follows:

Office Suite	M ²	SQ.FT.
1st Floor	635	6,835

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

LEASE

Available on flexible lease terms.

RENT

Quoting €161.46 per m² (€15 per sq.ft).

SERVICE CHARGE

The 2015 service charge equates to €31.19 per m² (€2.90 per sq.ft).

RATES

The 2015 rates equates to €24.25 per m² (€2.25 per sq.ft).

FURTHER INFORMATION:

To arrange a viewing or for further information please contact Brian Kehoe or Mark Forrest of our office agency department.

Brian Kehoe

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Mark Forrest

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These particulars are for guidance only and do not form part of any contract. The landlord and his agent do not hold themselves responsible for any inaccuracies. Any intending tenant must satisfy himself /herself by inspection or otherwise as to the correctness of all information provided. These details are issued on the understanding that all discussions are initiated through the sole agent in the instant.