

To Let

Offices at 517 Grants Rise Greenogue Business Park, Rathcoole, Co. Dublin



High Quality, Fully Fitted Offices of 1,447 sq. m. in a Secure,
Managed Business Park

LOCATION

- Unit 517 Grants Rise is situated in a prime position in Greenogue Business Park at the corner of College Road and Grants Rise, overlooking Baldonnell Aerodrome.
- Greenogue Business Park is a highly popular managed estate strategically situated 1.1 km from the Rathcoole Interchange on the N7 (Naas Road) and less than 10 minutes drive time from the M50 Motorway.
- In closer proximity is the Kingswood interchange which links the (N7) Naas Road with the Outer Ring Road providing speedy access between the N81 (Tallaght by-pass) and the N4 (Lucan by-pass).
- Greenogue Business Park has four separate vehicular entrances and is also serviced by Dublin Bus with the No. 68 route from Aston Quay. A private coach company also offers different routes linking to the area.
- The Services Centre is located in the middle of Greenogue Business Park and provides a 60 seat restaurant, newsagent / convenience store and a fuel station. A further cafe is provided in the Park close to the Newcastle Road entrance.

SECURITY

- The estate is secured with several barriers that are lowered between 7pm and 7am each night. During these hours, each occupier can access the estate with a fob / card and also by using the intercoms at the barriers which are linked to the security monitoring station.
- In addition, mobile security patrols are provided throughout the night.

DESCRIPTION

- The striking offices at Unit 517 incorporate a 3 storey atrium at their entrance with feature glazed curtain walling to the full height of the building. This provides a most impressive corporate reception.
- The offices are accessed via an electric sliding gate which leads to a landscaped area with parking for approximately 50 cars.

FEATURES / SPECIFICATION

- Full air conditioning throughout.
- Suspended ceilings with recessed Category 2 light fittings.
- Category 6 data cabling throughout.
- Passenger lift serving all floors.
- Large corporate reception.
- Open plan and cellular offices.
- Tea stations and WC's on all floors.
- A Toshiba digital telephone system.
- A UPS (uninterrupted power supply) with high load capacity.
- Multicore cables providing both ISDN and PSDN lines.
- Large air conditioned Comms room with raised access floor and substantial further access capacity.
- Intending tenants are advised to check the working order of all services and equipment as these have not been tested.

LOCATION MAP



ACCOMMODATION

Measurement Application - Gross Internal

	Sq. M.
Ground Floor Offices	290
First Floor Offices	762
Second Floor Offices	395
TOTAL	1,447

Intending tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

BER DETAILS

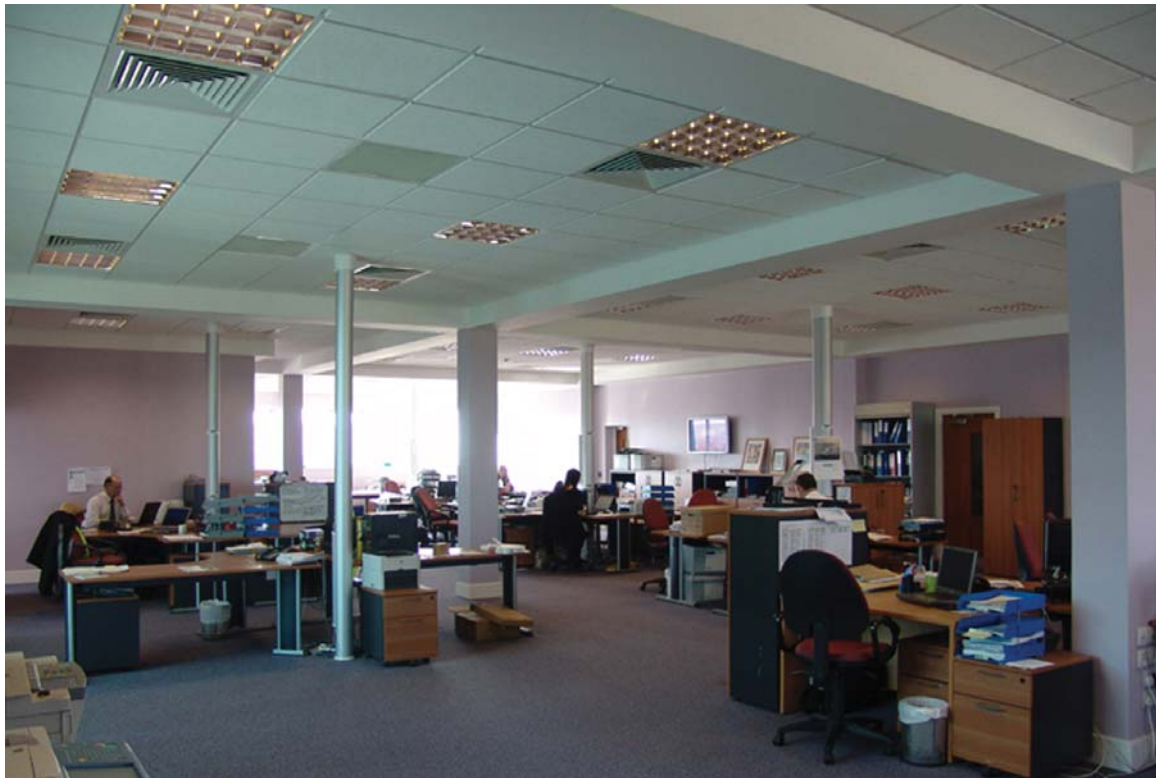
BER: C2

BER No.: 800210973

Energy Performance Indicator: 397 kWh/m²/yr

LEASE & ANNUAL RENT

On application.



First Floor

Offices at 517 Grants Rise Greenogue Business Park, Rathcoole, Co. Dublin



Reception



Comms Room



Second Floor Boardroom



Ground Floor



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DISCLAIMER

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