QUINN AGNEW

To Let



C1 / C2 The Exchange

Calmount Business Park, Dublin 12, D12 TC96

Own Door Unit

Suburban Office Opportunity

5,136 sq ft

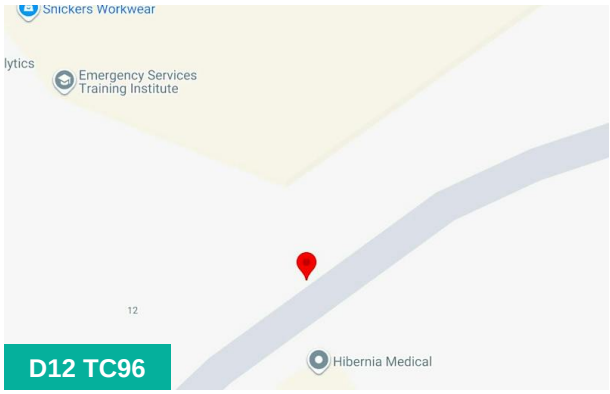
(477.15 sq m)

- Turn-Key Condition
- c. 477 sq. m. / 5,136 sq. ft.
- 6 Car Parking Spaces
- Available January 2027
- Located in Established Business Park

C1 / C2 The Exchange, Calmount Business Park, Dublin 12, D12 TC96

Summary

Available Size	5,136 sq ft
Rent	Rent on application
Rates Payable	€13,360 per annum
Service Charge	€5,080 per annum
Car Parking	12 Car Parking Spaces
BER Rating	C2 (216.85)







Description

The property comprises a two-storey, mid terrace, own door, self-contained office / retail showroom.

C1 / C2 extends to c. 477 sq. m. / 5,136 sq. ft. together with 12 car spaces & can be let together or separately.

The building is of concrete frame construction with feature Aluspan Module Window System and a brick façade.

The roof is insulated double-skin metal decking incorporating translucent roof lights.

The layout provides open-plan offices on the ground and first floors with a kitchenette and W.C.'s on the ground floor.

The unit will be presented to perspective tenants in turn-key condition incorporating;

- Plastered and Painted Walls
- Suspended Ceilings incorporating recessed LED Lighting
- Permitter dado trunking wired for power and data
- Gas Central Heating

Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m	Availability
Ground Floor	2,568	238.58	Available
First Floor	2,568	238.58	Available
Total	**5,136**	**477.16**	

Location

Calmount Park is strategically positioned at the junction of Calmount Road and Ballymount Avenue approximately 1 km from the M50, facilitating ease of access to the main arterial routes serving the country, Dublin Airport and Dublin Port.

The park comprises six blocks of dedicated office and mixed-use business units.

The aesthetic architectural design of the development and mature landscaped grounds facilitates an idyllic corporate ambiance for perspective occupiers.

Terms

New Lease – Flexible Lease Terms Available

Viewing & Further Information



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