PART GROUND & PART FIRST FLOOR

Front Office Building,
Baldonnel Road, Rathcoole,
Co. Dublin

Knight Frank

TO LET

FULLY FITTED READY TO GO OFFICES

FROM 267 – 534 SQ.M. GIA

BER C2

PART GROUND & PART FIRST FLOOR
FRONT OFFICE BUILDING, BALDONNEL ROAD, RATHCOOLE, CO. DUBLIN

Fully fitted ready to go offices with ample on-site car parking spaces

LOCATION

- Located opposite Citywest Business Campus with profile directly onto the N7 motorway. Located within 2km from the Saggart Luas stop and 15km from Dublin City Centre, the offices offer a convenient location.
- Access to the accommodation is off the Baldonnel Road via secure security gates.
- Other high-profile office occupiers located close by include Pfizer, Fidelity Investments, Unilever & GlaxoSmithKline.

DESCRIPTION

- The office accommodation is laid out over 2 floors, part ground and part first floor and contains a mix of open plan and cellular office space, meeting rooms, kitchenette, and impressive reception area. The building also features a large car park with impressive landscaping.
- Approx size ranges from 267 – 534 sq. m. gross internal floor area
- Fully fitted, self-contained accommodation
- Ample on-site car parking to include electric car charging points
- Secure well managed site

SPECIFICATION

- Painted and plastered walls
- Floor coverings
- Suspended ceilings
- Heating and cooling cassette air-conditioning with wall mounted electric heaters
- Toilet facilities to include shower
- Window blinds
- Available immediately

ACCOMMODATION

FLOOR	SQ.M.	SQ. FT.
Part Ground	267	2,874
Part First	267	2,874
Total	**534**	**5,748**

Intending tenants are specifically advised to verify all information including floor areas etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake and satisfy themselves with their own investigations and into the working order of these items.

BER C2

LEASE

New flexible lease

RENT

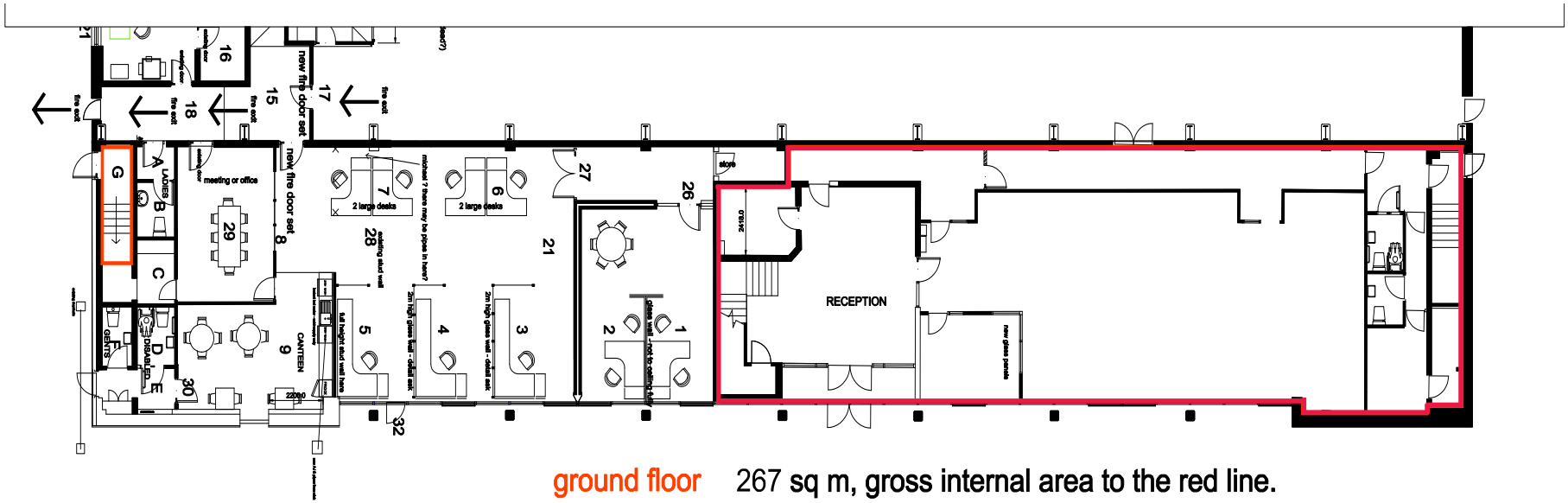
Rent on application

VIEWING

Strictly by appointment with the sole agents Knight Frank

BER

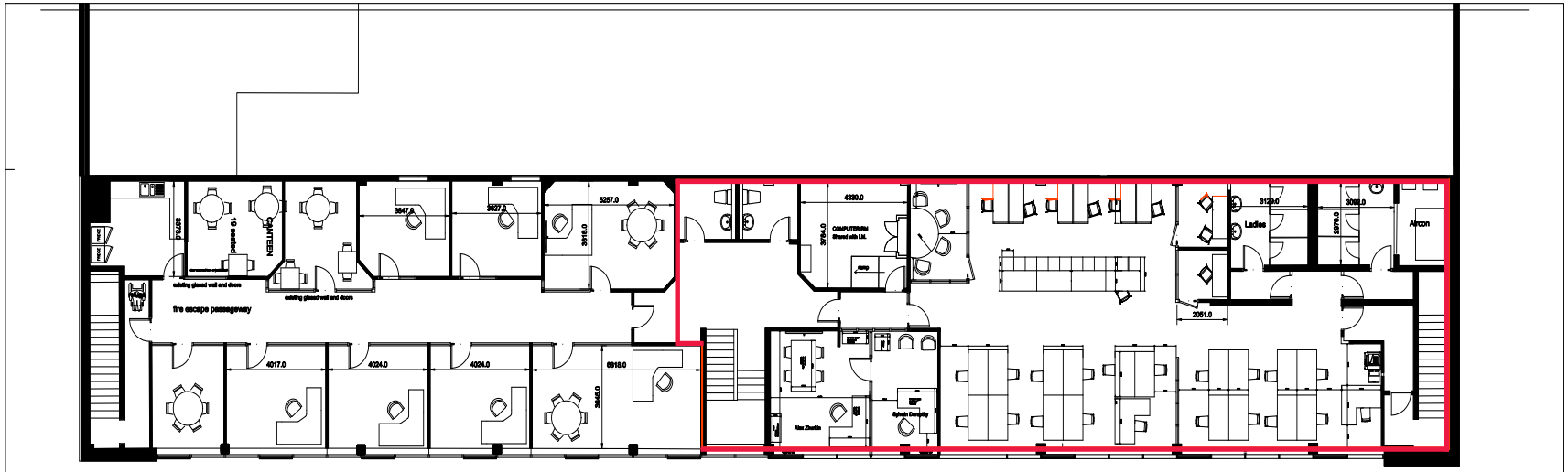
BER No. 800939316



ground floor 267 sq m, gross internal area to the red line.

layout may differ slightly in some areas

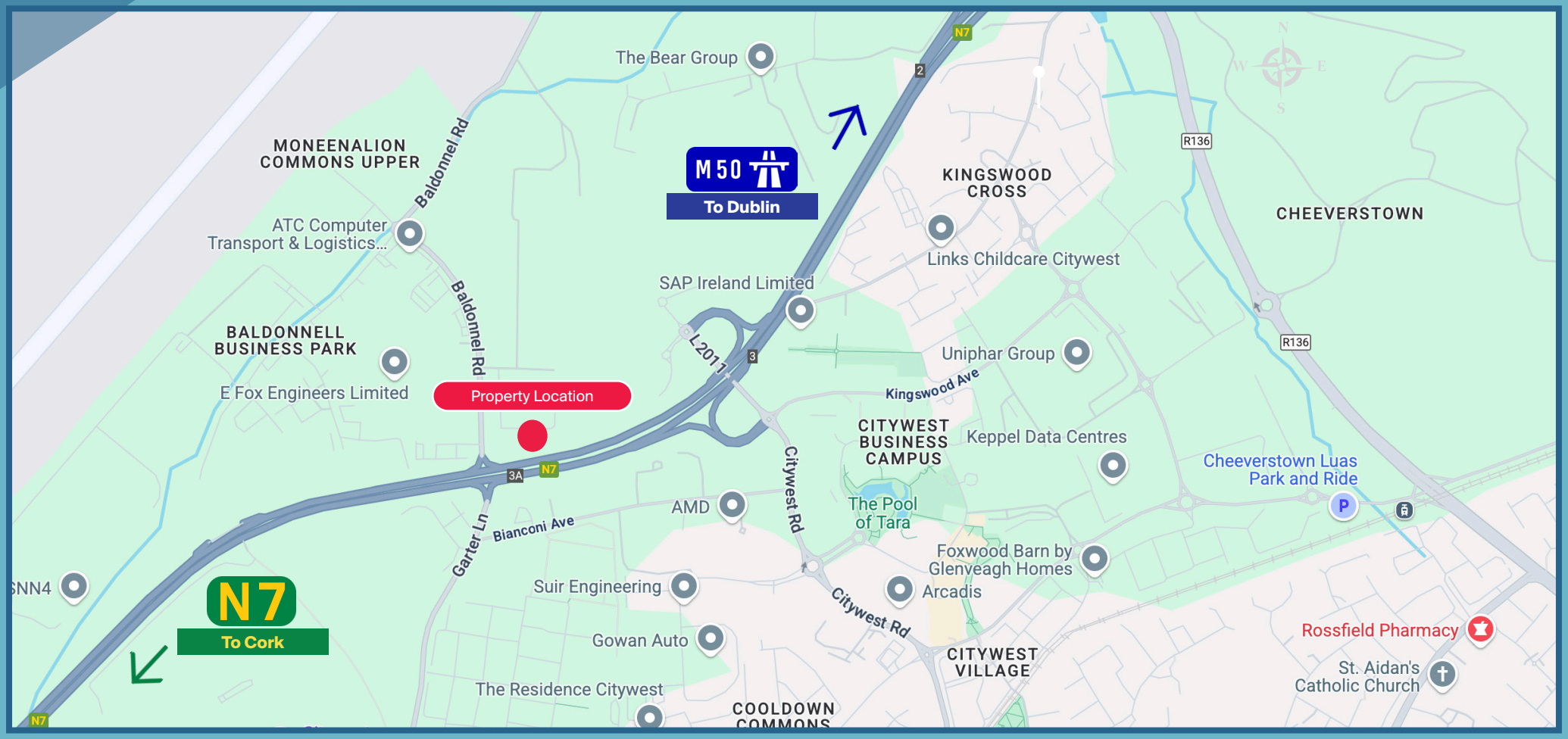
Approx. demise and for identification purposes only



first floor 267 sq m, gross internal area to the red line.

layout may differ slightly in some areas

Approx. demise and for identification purposes only



Map data © 2025 Google

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