



TO LET : 6,115 sq ft of Modern Office Accommodation

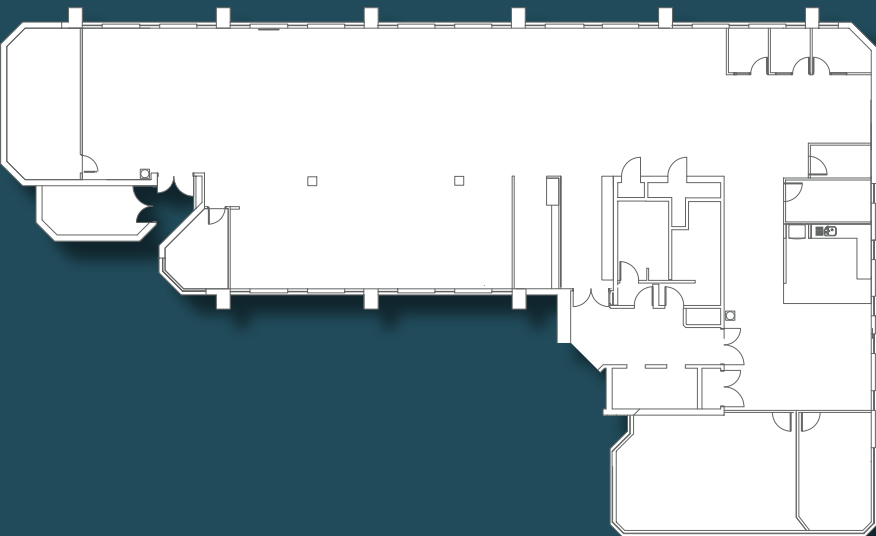
TEMPLE HOUSE

Blackrock, Dublin



PSRA Licence No. 002273

BER C1



Description

Temple House is a landmark office building with excellent profile onto Frascati Road. The available 3rd floor accommodation underwent extensive fit-out works in 2018 and provides an optimal mix of open plan and cellular offices with a boardroom, toilets and a kitchenette in situ.

The premises provides an excellent opportunity for a wide range of occupiers to locate in a high quality, fitted office on a flexible lease.

Specification

- Suspended ceilings
- Air conditioning
- LED lighting
- Perimeter trunking

Location

Temple House is located in the heart of Blackrock with dual frontage onto Frascati Road and Temple Road. Blackrock is one of the most desirable suburban office locations in Dublin and home to a wide array of occupiers including Zurich, Kraft Heinz, Sodexo and Global Medics.

Blackrock Village offers potential tenant's an abundance of retail, leisure and dining facilities. Blackrock and Frascati Shopping Centres as well as local bars, cafés and restaurants are situated within a 5 minute walk of the premises.

Blackrock is well serviced with excellent transport links to the city centre and surrounding neighbourhoods. Temple House is located 500 metres from Blackrock DART Station where the city centre can be accessed in 15 minutes. Furthermore, various Dublin Bus routes run along Frascati Road and the office is located within walking distance of the Stillorgan Quality Bus Corridor.

Schedule of Accommodation

Floor	Size Sq Ft	Size Sq M	Car Spaces
3rd	6,115	568	12

All intending agents/occupiers are specifically advised to verify the floor area and carry out their own due diligence.

Energy Rating

BER: C1

BER No: 800366189

EPI: 341.36 kWh/m²/yr

Service Charge

Estimated at €7.47 per sq. ft

Rates

€29,334 for 2019.

Lease

Available by way of assignment of lease or sub-lease up to the 31st January 2028. The lease includes a Tenant Break Option after year 5 (1st February 2023) subject to 6 months notice and no penalty.

Passing Rent

€22.50 per sq ft and €1,000 per car park space excl. VAT.

Contacts

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