



For Sale

Ground Floor, Own Door Office Accommodation Extending to Approximately 912 Sq Ft

- Well located within Clonshaugh Business & Technology Park
- Superb access to the M1 and M50 motorways and Dublin City Centre
- Modern specification throughout
- Designated car parking

Unit 7, Block 5
Port Tunnel Business Park
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BER C3

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PRSA Licence No: 002273





Location / Description

- Superb North Dublin location just 3km from Dublin Airport and 6km from Dublin's City Centre
- Located west of the main inner estate road and a short distance from the Oscar Traynor Road
- The Oscar Traynor Road connects Clonsaugh Business and Technology Park with the M1, close to its entrance with the Port Tunnel

Description

- Self contained ground floor office space For Sale
- Open plan office finished to a modern specification with carpeted concrete floors, plastered and painted walls, suspended ceilings with CAT II lighting and perimeter trunking

Accommodation

	SQ FT
Ground Floor Office	912
Total	912

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

Terms

- Available For Sale
- Price on application

Building Energy Rating

BER: C3
BER No: 800704488
EPI : 413.24 kwh/m²/yr