

Block 8 Richview Office Park

Clonskeagh, Dublin 14, D14 X652



QUINN AGNEW



TO LET

4,413 SQ FT
(409.98 SQ M)

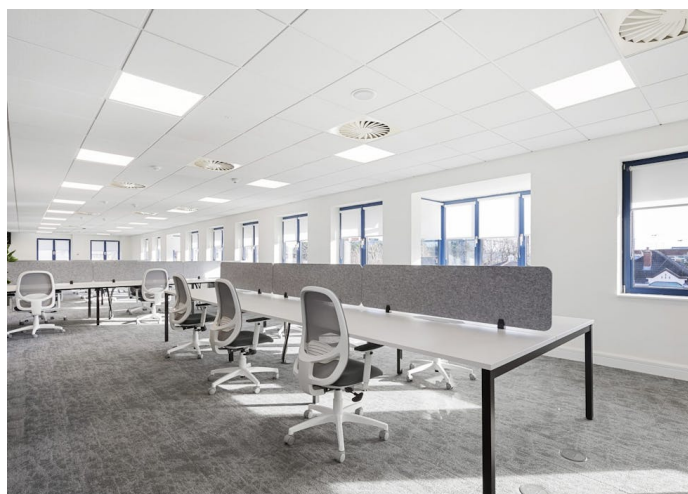
A-Rated Office To Let
Newly Refurbished

- A Rated, Fully Refurbished Office Suite
- Turn-Key Condition
- c. 410 sq. m. (4,413 sq. ft.)
- 11 Car Parking Spaces
- Excellent Transport Links

01 662 3113 | PSRA 003454
www.quinnagnew.ie

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Summary

Available Size	4,413 sq ft / 409.98 sq m
Rates Payable	€5.95 per sq ft
Service Charge	€7.57 per sq ft
Car Parking	11 Car Parking Spaces
BER	A3 (800952731)

Description

Block 8 Richview Office Park is a modern three-story office building in the centre of Clonskeagh.

The available space provides A-Rated, first floor accommodation extending to c. 410 sq. m. / 4,413 sq. ft.

The unit provides a fully fitted space in a refurbished office building close to Dublin's City Centre and South Suburbs.

Block 8 has been completed to a high quality and has a modern ground-floor welcome area. The accommodation has an abundance of natural light and includes both open plan and cellular office space.

The unit has the benefit of 11 parking spaces.

Specification

Air Conditioning
Suspended Ceiling
LED Lighting
Raised Access Floors
Reception
Kitchen
Passenger Lift
Ample Car Parking

Terms

New Lease - Flexible Lease Terms Available

Location

Richview Office Park is advantageously placed next to UCD Campus, about 6 kms from Dublin City Centre.

The park is easily accessible from Dublin's city centre and suburbs, with multiple bus lines serving Clonskeagh Road, as well as the Green Luas line stopping at neighbouring Milltown and Windy Arbour Luas Stops.

Richview Office Park comprises of fourteen own door office buildings that provide a well-established working environment within close proximity of everything Clonskeagh has to offer.

Occupiers have access to a variety of adjacent things to do, including numerous sporting and retail facilities.

The well-established office park has already attracted a number of high-profile tenants, including O'Leary Insurance, Verifone Ireland, Malone O'Regan and Thyme IT.

Accommodation

The approx. gross internal floor area is:

Description	sq ft	sq m	Availability
First Floor	4,413	409.98	Available
Total	4,413	409.98	

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



Eoin Doyle

086-010 3963
edoyle@quinnagnew.ie



Manus Agnew

087-254 6391
magnew@quinnagnew.ie