



Suite 4-5 Bridgewater Business Centre

Islandbridge, Dublin 8, D08 T9NH

Own Door Office

Fully Furnished

4,370 sq ft
(405.99 sq m)

- Quality Office Suite
- Plug & Play Condition
- Ground Floor Office
- c. 406 sq. m. / 4,370 sq. ft. + 8 Cars
- Excellent Transport Links

Suite 4-5 Bridgewater Business Centre, Islandbridge, Dublin 8, D08 T9NH

Summary

Available Size	4,370 sq ft
Rent	Rent on application
Rates Payable	€15,404 per annum
Service Charge	€24,652 per annum
Car Parking	8 Car Parking Spaces
BER Rating	C3 (800145419)

Description

Suite 4-5 Bridgewater Business Centre is a ground-floor office which has the benefit of own-door access in a modern three-storey office development set in a peaceful and quiet working environment.

The suite is fully fitted and fully furnished in plug & play condition.

The property extends to an NIA area of c. 406 sq. m. / 4,370 sq. ft. with the benefit of 8 designated car parking spaces.

The unit has 6 cellular offices and 2 meeting rooms with an open-plan area, shower facilities, kitchen and w.c.

Location

Bridgewater Business Centre, Islandbridge, is situated on the Conyngham Road with the River Liffey on one side and the Phoenix Park on the other.

The property is situated adjacent to the Galway Road (N4), which links to the Western Parkway Motorway (M50), providing access to the main roads servicing the North and South of the country.

Conyngham Road is serviced by several main bus routes, and Heuston train station is situated a short distance away.

Accommodation

The accommodation comprises the following NIA areas:

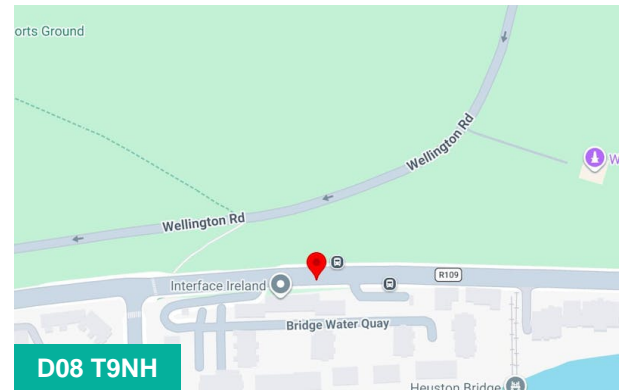
Description	sq ft	sq m	Availability
Suite 4-5	4,370	405.99	Available
Total	4,370	405.99	

Specification

Own Door Access
Fully Fitted
Turnkey Condition
Kitchen
Shower Facilities
Car Parking

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



Eoin Doyle

086-010 3963

edoyle@quinnagnew.ie