

# To Let

**Unit 303 Omni Park, Santry, Dublin 9, D09 VH52**

3,450 sq ft

- Office accommodation located in Omni Park Shopping Centre
- Benefits from a host of retail and leisure facilities in the immediate vicinity



## Location

Office accommodation located at Omni Park Shopping Centre in Santry.

## Description

Modern specification including list access to all floors and raised access floors.

Total size 3,450 sq ft

Available immediately on flexible lease terms

## Accommodation

Modern office accommodation with the benefit of a modern shopping centre moments away which provides a host of amenities rarely available in traditional office locations. Ample car parking available.

Name	Sq ft	Sq m	Availability
3rd - Unit 303	3,450	320.52	Available
<b>Total</b>	<b>3,450</b>	<b>320.52</b>	

## Building Energy Rating:

BER: C3

BER No: 800018673

EPI: 493.96 kWh/m<sup>2</sup>

## BER

This property has been graded as D1.

## Rent

€17.00 per sq ft

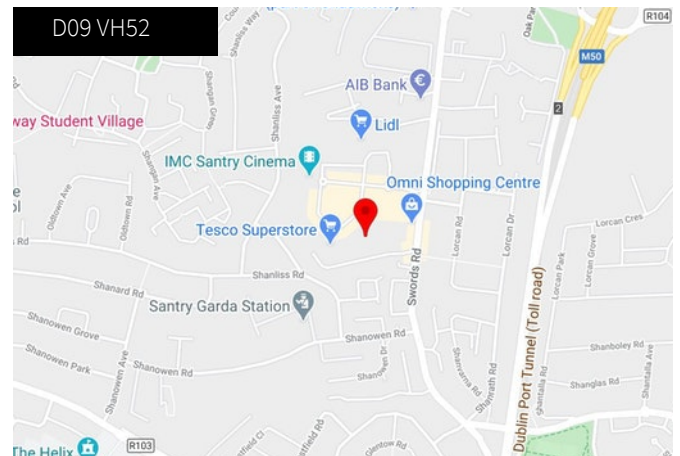
*exclusive of rates, service charge and VAT (if applicable).*

## Business Rates

Rates payable: €3.00 per sq ft

## Service Charge

€4.30 per sq ft



## Contacts

**Tomas Mulcahy**

35316731639

tomas.mulcahy@eu.jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.