

# To Let

**Suites 11, 12 & 13 The Hyde Building, The Park  
Carrickmines, Dublin 18, D18 Y652**

879 to 4,834 sq ft

- Raised access floors
- Floor boxes wired for power and data
- Suspended ceilings
- VRV air conditioning



## Location

The Park Carrickmines is a prosperous business and retail park occupying a pivotal location in South Dublin. Office occupiers benefit from a wide array of well-known retail and food and beverage offerings on their doorstep.

The park benefits from excellent public transport links with the Luas Green line stop at Ballyogan Wood just 800m away.

In addition, The Park can be accessed via Dublin Bus .

## Description

At present, all three units are interconnected and benefit from a high-quality fit-out, however, there is scope to take the units on an individual basis should there be sufficient demand.

Viewing is highly recommended

The Hyde Building is a high specification office building completed in 2008. Extending to approximately 74,270 sq. ft., the property is laid out over five floors.

The property comprises 40 Grade A office suites, two of which are currently available.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st - Suite 11	879	81.66	Available
1st - Suite 12	1,054	97.92	Available
1st - Suite 13	969	90.02	Available
2nd - Unit 20 - 21	1,932	179.49	Unknown
<b>Total</b>	<b>4,834</b>	<b>449.09</b>	

## Building Energy Rating

BER: B1

BER No: 800067566

EPI: 179 kWh/m<sup>2</sup>/yr

## BER

This property has been graded as B1.

## Rent

€29 per sq ft

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

## Business Rates

Rates payable: €3.18 per sq ft

## Service Charge

€4.70 per sq ft



## Contacts

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