

# DUBLIN 4

Block 8 Richview Office Park, Clonskeagh, Dublin 4, D14 X652



## TO LET

4,413 SQ FT  
(409.98 SQ M)

A-Rated HQ Office

Fully Furnished

- A Rated, Fully Refurbished Office
- Fully Fitted & Furnished
- c. 410 sq. m. / 4,413 sq. ft.
- 11 Car Parking Spaces
- Excellent Transport Links

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# BLOCK 8 RICHVIEW OFFICE PARK

Clonskeagh, Dublin 4, D14 X652



## Summary

Available Size	4,413 sq ft / 409.98 sq m
Rent	Rent on application
Rates Payable	€3.61 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 has the benefit of 11 parking spaces.

The unit provides a fully fitted & furnished 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.

## Specification

- Fully Furnished
- Passenger Lift
- Air Conditioning
- Suspended Ceiling
- LED Lighting
- Raised Access Floors
- Reception
- Kitchen

## 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

Accommodation comprises the following areas:

Description	sq ft	sq m	Availability
First Floor	4,413	409.98	Available
<b>Total</b>	<b>4,413</b>	<b>409.98</b>	

## Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



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