



Unit C2 The Exchange

Calmount Business Park, Dublin 12, D12 R920

Own Door Unit

Suburban Office Opportunity

2,446 sq ft
(227.24 sq m)

- Turn-Key Condition
- c. 227 sq. m. / 2,443 sq. ft.
- 6 Car Parking Spaces
- Available January 2027
- Located in Established Business Park

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Summary

Available Size	2,446 sq ft
Rent	Rent on application
Rates Payable	€6,360 per annum
Service Charge	N/A
Car Parking	6 Car Parking Spaces
Estate Charge	€2,420 per annum
BER Rating	C2 (216.85)

Description

The property comprises a two-storey, mid terrace, own door, self-contained office unit.

The building is of concrete frame construction with feature Aluspan Module Window System and a brick facade.

The roof is insulated double-skin metal decking incorporating translucent roof lights.

The layout provides open-plan offices on the ground and first floors with a kitchenette and two toilets on the ground floor.

The property will be presented to perspective tenants in turn-key condition incorporating;

- Plastered and Painted Walls
- Suspended Ceilings incorporating recessed LED lighting
- Permitter dado trunking wired for power and data
- Gas Central Heating

Location

Calmount Park is strategically positioned at the junction of Calmount Road and Ballymount Avenue approximately 1 km from the M50, facilitating ease of access to the main arterial routes serving the country, Dublin Airport and Dublin Port.

The park comprises six blocks of dedicated office and mixed-use business units.

The aesthetic architectural design of the development and mature landscaped grounds facilitates an idyllic corporate ambiance for perspective occupiers.

Accommodation

The accommodation comprises the following GIA areas:

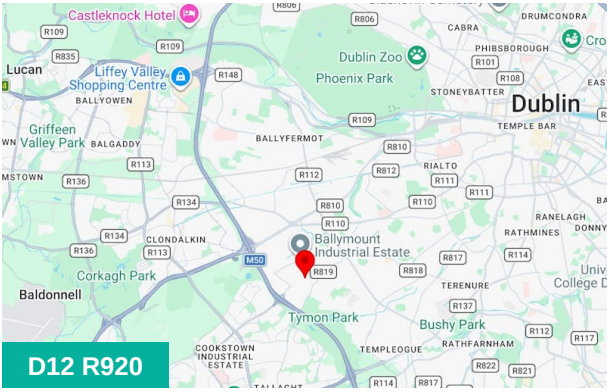
Name	sq ft	sq m	Availability
Ground	1,223	113.62	Available
1st	1,223	113.62	Available
Total	2,446	227.24	

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew

Terms

New Lease – Flexible Lease Terms Available



Viewing & Further Information



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