



To Let

**10,338 sq. ft of fully fitted office space to let in
The Liberty Building, Blanchardstown**

- Fully fitted accommodation
- Air-conditioning
- Raised access floors
- Suspended ceilings
- Adjacent to Blanchardstown Shopping Centre
- BER C2

Liberty Building

Blanchardstown, Dublin 15, D15 YT2H

2,722 to 13,402 sq ft

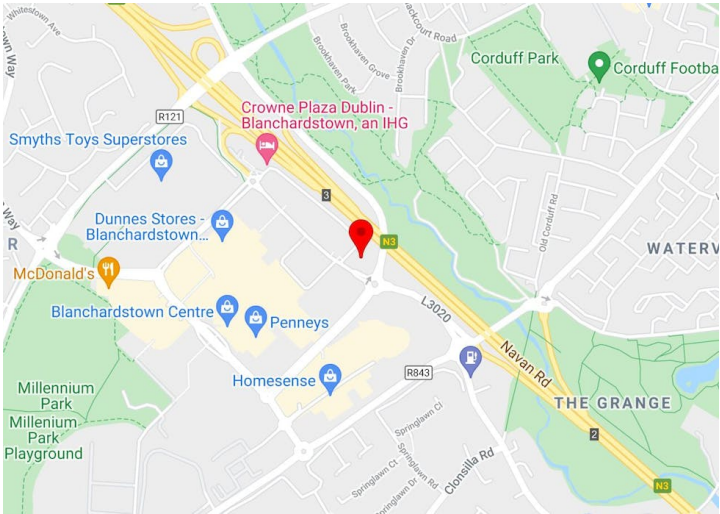
252.88 to 1,245.09 sq m

Reference: #56113

BER C2

Liberty Building

Blanchardstown, Dublin 15, D15 YT2H



Summary

Rent	€25 per sq ft
Rates Payable	€3.41 per sq ft based on 2024 rates
Service Charge	€7.50 per sq ft Based on 2024 estimate
Car Parking	€1,000 per space / annum 40 car park spaces - 20 per floor
BER	C2 (800077237)

Description

The First, Seventh & Eighth Floor offers high quality, fully fitted office with views unavailable anywhere else in the west suburbs. The current fit out is of a very high standard having been completed just a few years ago. The existing furniture can also be made available to an incoming tenant meaning it truly is a plug and play opportunity.

Location

The Liberty Building is located immediately adjacent to Blanchardstown Shopping Centre which is Irelands largest retail centre and home to 180+ stores. These include a variety of offerings from stores such as: Marks and Spencer's and Dunnes Stores to a 9-screen cinema and a host of food and beverage options for staff to avail of both during and after work.

Located just off the M4 and a short distance to the M50, Blanchardstown is easily accessible by car from all locations throughout Dublin.

Current existing occupiers inThe Liberty Building include: Energia, the Department of Education, West Pharma, Liberty Insurance and Liberty IT. Other occupiers in the Blanchardstown area include Guidewire,

Accommodation

The available accommodation comprises:

Name	sq ft	sq m	Availability
8th	10,336	960.25	Under Offer
Ground	2,722	252.88	Available
Total	13,058	1,213.13	

Specification

- Raised access floors
- Suspended ceilings
- VRF air conditioning
- LED lighting
- Wired for Power and CAT 6 data
- High quality fully fitted accommodation

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