

8 Woodford Court

Woodford Business Park, Santry, Dublin 17, D17 YP96



QUINN AGNEW



FOR SALE

1,826 SQ FT
(169.64 SQ M)

PRICE ON APPLICATION

Corner Own Door Office

Vacant Possession

- End of Terrace Building
- Two Storey Office Unit
- c. 170 sq. m. / 1,826 sq. ft.
- 5 Car Parking Spaces
- Full Vacant Possession

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www.quinnagnew.ie

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Summary

Available Size	1,826 sq ft / 169.64 sq m
Price	Price on application
Rates Payable	€4,614 per annum
Service Charge	€5,200 per annum
Car Parking	5 Car Parking Spaces
BER	D2 (800436073)

Description

8 Woodford Court comprises an own-door, end-of-terrace, two-storey office unit extending to c. 170 sq. m. / 1,826 sq. ft.

The building benefits from being a corner unit and has windows on the side of the building, offering an abundance of natural light

Internally the building comprises raised access floors with carpet tile finish, plaster skim finish painted walls, ceiling tiles incorporating LED lighting on the first floor and recessed lighting on the ground floor.

The unit provides an open-plan layout with cellular offices to suit the occupier, together with a kitchenette and staff welfare facilities.

The current layout provides an open-plan office, 2 cellular offices, a tea station and 2 WCs on the first floor.

The ground floor comprises an open-plan area, 1 cellular office, an IT/storage room and 2 WCs.

Heating is by way of electric storage heaters, and the unit has the benefit of 5 car parking spaces.

Terms

Full Vacant Possession

Available Immediately

Location

Woodford Court is located within Woodford Business Park, an established business estate strategically positioned immediately off the Swords Road via its intersection with Turnapin Lane.

Woodford Court is an own-door office development. The development comprises 14 two-storey office units arranged in 3 blocks.

The property provides ease of access to Dublin Airport, Dublin Port Tunnel and other main national routes via the M50/M1 motorways.

The development is located c. 8 km north of the City Centre and c. 2 km from the M50/M1 interchange.

Accommodation

The accommodation comprises the following GIA areas:

Description	Building Type	sq ft	sq m
8 Woodford Court	Office	1,826	169.64

Specification

- Own Door Office
- Corner Unit
- LED Lighting
- Raised Access Floors
- Suspended Ceiling Tiles
- Electric Storage Heating
- Kitchenette
- Staff Welfare Facilities

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



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