



10 The Courtyard, Kilcarbery Business Park

Nangor Road, Dublin 22, D22 V303

Refurbished HQ Office

Turn-Key Condition

4,221 sq ft

(392.14 sq m)

- High Profile Corner Building
- Fully Refurbished
- c. 392 sq. m. / 4,221 sq. ft.
- Available July 2026
- Excellent Transport Links

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Summary

Available Size	4,221 sq ft
Rent	Rent on application
Rates Payable	€8,456 per annum
Service Charge	€3,182 per annum
Car Parking	10 Car Parking Spaces
BER Rating	C1 (800821399)

Description

10 The Courtyard comprises a modern, corner, three-storey office building extending to c. 392 sq. m. / 4,221 sq. ft.

Internally, the property is arranged to provide open-plan office accommodation with a canteen, shower and toilet facilities.

The property is currently undergoing an extensive refurbishment and will be ready for occupation in July 2026.

The office will be presented in excellent condition to include New Carpeted Flooring, LED Lighting, Plastered & Painted Walls and Air-Conditioning.

The building has a security alarm and has the benefit of keyfob access.

There are 10 car parking spaces attached to the property.

Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m
Ground Floor	1,407	130.71
First Floor	1,407	130.71
Second Floor	1,407	130.71
Total	4,221	392.13

Location

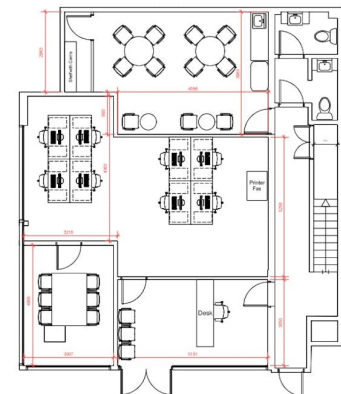
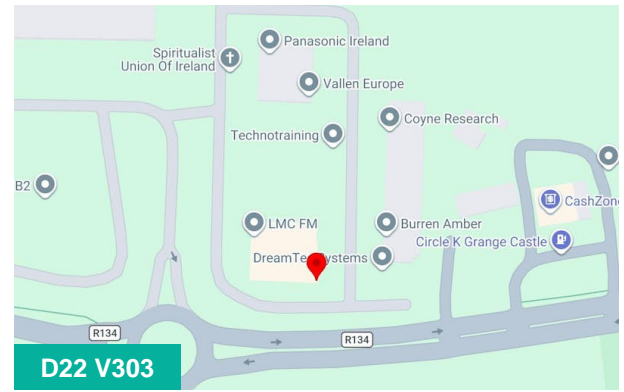
Kilcarbery Business Park is an established Business Park comprising own-door office units providing prime office and light industrial accommodation.

The Park is situated directly opposite the main entrance to Profile Park on the Nangor Road.

The business park benefits from excellent access to the national road network, as it is positioned between the N7 (Naas Road) and the N4 (Lucan Road). The M50 motorway is easily accessible, providing a direct link to Dublin Airport and the City Centre.

Adjoining occupiers include Dreamtec Systems, LMC FM, Panasonic Ireland and Burren Amber.

The park is adjacent to the Grange Castle Business Park, which houses global giants including Google, Microsoft and Pfizer.



Ground Floor

Viewing & Further Information



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