



Unit C1 The Exchange

Calmount Business Park, Dublin 12, D12 TC96

Own Door Office

Suburban Office Opportunity

2,690 sq ft
(249.91 sq m)

- Turn-key Condition
- c. 250 sq. m. / 2,691 sq. ft.
- 6 Car Parking Spaces
- Available January 2027
- Located in Established Business Park

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Summary

Available Size	2,690 sq ft
Rent	Rent on application
Rates Payable	€7,000 per annum
Service Charge	N/A
Car Parking	7 Car Parking Spaces
Estate Charge	€2,660 per annum
BER Rating	C2 (255.39)

Description

The property comprises a two-storey end-of-terrace, own-door, self-contained office.

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:

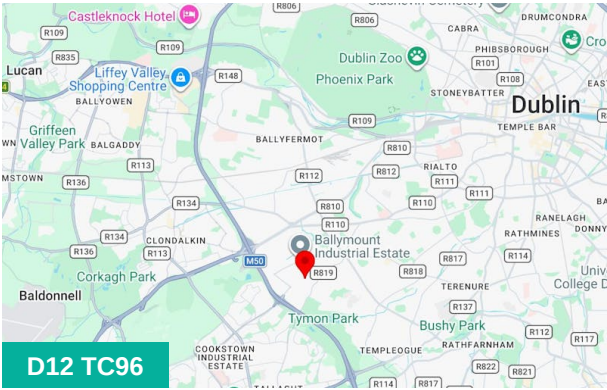
Name	sq ft	sq m	Availability
Ground	1,345	124.95	Available
1st	1,345	124.95	Available
Total	2,690	249.90	

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew

Terms

New Lease – Flexible Lease Terms Available



Viewing & Further Information



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