



Suite 1-3 Bridgewater Business Centre

Islandbridge, Dublin 8, D08 T9NH

Turnkey Condition

Fully Furnished

7,885 sq ft
(732.54 sq m)

- Quality Office Suite
- Plug & Play Condition
- Ground & First Floor Office
- c. 732 sq. m. / 7,885 sq. ft. + 14 Cars
- Excellent Transport Links

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Summary

Available Size	7,885 sq ft
Rates Payable	€23,004 per annum
Service Charge	TBC
Car Parking	14 Car Parking Spaces
BER Rating	C3 (800145419)

Description

Suites 1-3 Bridgewater Business Centre are ground & first-floor office spaces in a modern three-storey office development set in a peaceful and quiet working environment.

The suite is fully fitted and fully furnished in plug & play condition.

The property extends to an NIA area of c. 732 sq. m. / 7,885 sq. ft. with the benefit of 14 designated car parking spaces.

The unit has ample cellular offices and meeting rooms with an open-plan area, shower facilities, a kitchen and a WC.

Specification

- Fully Fitted
- Turnkey Condition
- Kitchen
- Shower Facilities
- Car Parking

Accommodation

The accommodation comprises the following NIA areas:

Description	sq ft	sq m	Availability
Suite 1-3	7,885	732.54	Available
Total	7,885	732.54	

Location

Bridgewater Business Centre, Islandbridge, is situated on the Conyngham Road with the River Liffey on one side and the Phoenix Park on the other.

The property is situated adjacent to the Galway Road (N4), which links to the Western Parkway Motorway (M50), providing access to the main roads servicing the North and South of the country.

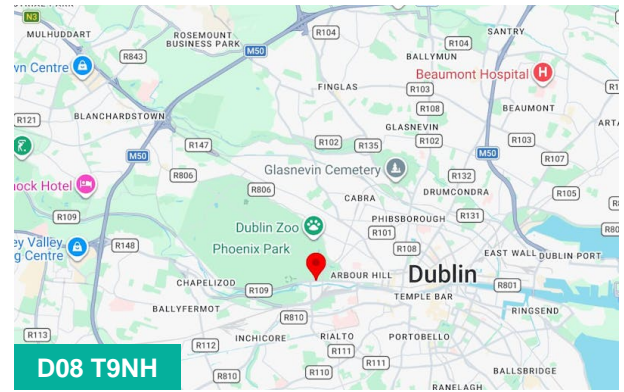
Conyngham Road is serviced by several main bus routes, and Heuston train station is situated a short distance away.

Terms

New Lease - Flexible Lease Terms Available

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew



Viewing & Further Information



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