



Block E, Westland Business Park

Nangor Road, Dublin 12, D12 XY6P

Fully Fitted Office Space

Double Door Access for Storage

4,548 sq ft
(422.52 sq m)

- Recently Refurbished
- Fully Fitted Office
- c. 423 sq. m. / 4,548 sq. ft. + 13 Car Spaces
- New Flexible Lease
- Excellent Transport Links

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Summary

Available Size	4,548 sq ft
Rates Payable	€2.84 per sq ft
Service Charge	€5.49 per sq ft
Car Parking	13 Car Parking Spaces
BER Rating	C1 (800365512)

Description

The building comprises a three-storey, completely refurbished, office block containing spacious open-plan and cellular offices with meeting rooms to match.

The ground floor is available and extends to c. 422 sq. m. / 4,548 sq. ft. with the benefit of double-door access for any occupier needing light storage.

Internally the property presents in turnkey condition, having been fully refurbished, comprising plastered and painted walls, raised-access carpeted floors, suspended ceilings and LED lighting.

Heating is by way of air conditioning and gas-fired central heating.

The ground floor benefits from a fully fitted canteen and shower facilities.

Specification

- Passenger Lift
- Raised Access Floors
- Air Conditioning
- LED Lighting
- Fully Fitted Canteen
- Showers
- Staff Welfare Facilities

Location

Westland Business Park which is accessed off Nangor Road via Willow Road, in Dublin 12 is c. 7 km south of Dublin City Centre.

The M50/N7 intersection is located within 2 minutes drive and provides easy access to the country's motorway network.

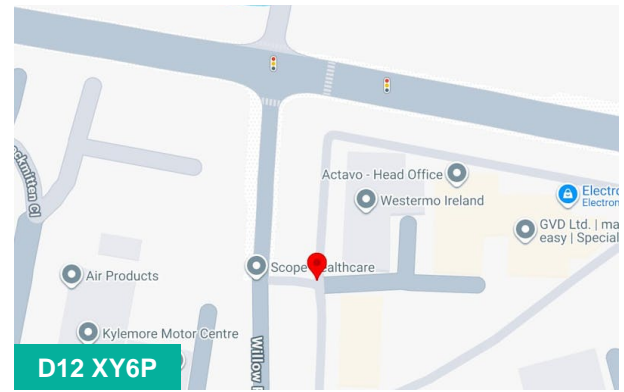
Kylemore Luas stop and Orchard station are a 15 minutes' walk away and the area is also well served by Dublin Bus Routes.

Nearby occupiers in Westland Park include Electrolux, Actavo, TCP Homecare, GVD Limited, Scope Healthcare and H+K Manufacturing.

Accommodation

Accommodation comprises the following areas:

Description	Building Type	sq ft	sq m
Ground Floor	Office	4,548	422.52
Total		4,548	422.52



Viewing & Further Information



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