



To Let

Refurbished Grade A office accommodation

- Newly refurbished office accommodation
- Campus setting with landscaped courtyards
- 3.5km from the city centre
- Shuttle bus to Sydney Parade DART station

Blocks 7 & 8, Founders District

Belfield, Dublin 4, D04 T3K6

5,234 to 62,439 sq ft

486.25 to 5,800.77 sq m

Reference: #53657

BER C1

Summary

Rent	€30 - €32 per sq ft
Rates Payable	€5 per sq ft based on 2025 rates
Service Charge	€7.25 per sq ft 2024 budget for multi-tenanted building scenario incl estate contribution
Car Parking	€1,500 per space / annum
BER	C1

Description

Blocks 7 & 8, Founders District offer newly refurbished office accommodation to the market, in a campus environment. The accommodation is provided over five floors totalling 61,914 sq. ft. The main reception will be fully refurbished to provide a glazed double height entry and informal meeting space for occupiers.

The Founders District campus provides two external landscaped courtyard areas, with an on site café, shower and locker facilities and unique external meeting pods. New shower blocks and bicycle parking are provided for tenant use.

It is home to occupiers such as Paddy Power/Flutter Entertainment, Life Scientific, Skillsoft and Nexus UCD. There is a walkway from the campus into the adjoining UCD university campus where employees can join the gym or use the running track.

Location

Founders District is located in Dublin 4 beside UCD and is in close proximity to Ranelagh, Donnybrook, Clonskeagh. There is a host of nearby amenities on offer in this location, such as David Lloyd Gym, Ashtons Gastro Pub and Farmer Browns to name a few.

Founders District is a 10 minute cycle from Milltown Luas and there is an onsite shuttle bus connecting employees to Sydney Parade DART station. The city centre is approximately a 10 minute drive from the campus.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground - Shared Reception	2,240	208.10
Ground - Block 7	5,566	517.10
1st - Block 7	6,550	608.51
2nd - Block 7	6,551	608.61
3rd - Block 7	6,569	610.28
4th - Block 7	6,331	588.17
Ground - Block 8	5,194	482.54
1st - Block 8	5,912	549.24
2nd - Block 8	5,954	553.14
3rd - Block 8	5,931	551.01
4th - Block 8	5,641	524.07
Total	62,439	5,800.77

Specification

- Raised access floors
- Metal suspended ceilings
- LED lighting
- 4 pipe fan coil air-conditioning
- 2.7m floor to ceiling height

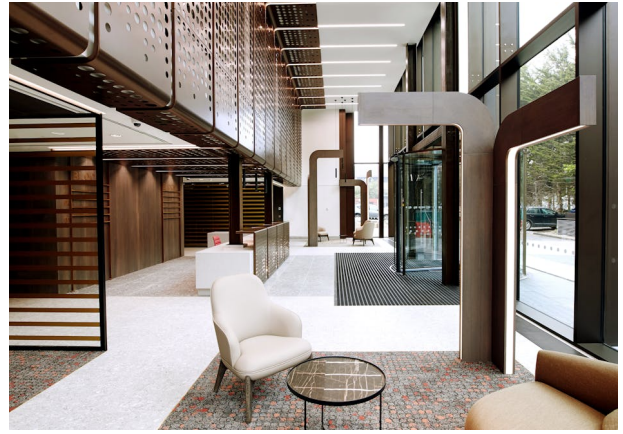
Terms

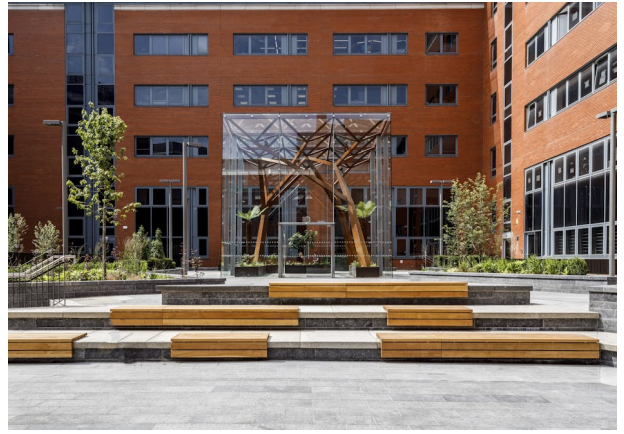
New lease(s) available.

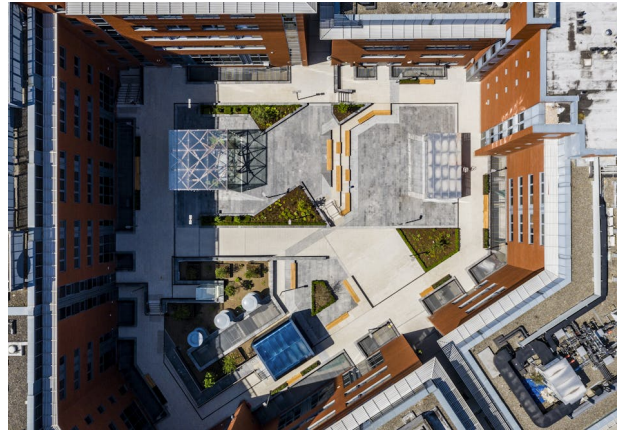
Rita Carney
+353 1 6731685 | +353 83 8031845
rita.carney@jll.com

Conor Fitzpatrick
+353 14779714 | +353 838414109
conor.fitzpatrick@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.







Perfect arrangement

Pave the way forward for your people with flexible floorplates that can be aligned to suit new styles of working. You deserve office space that works as smart as you do.

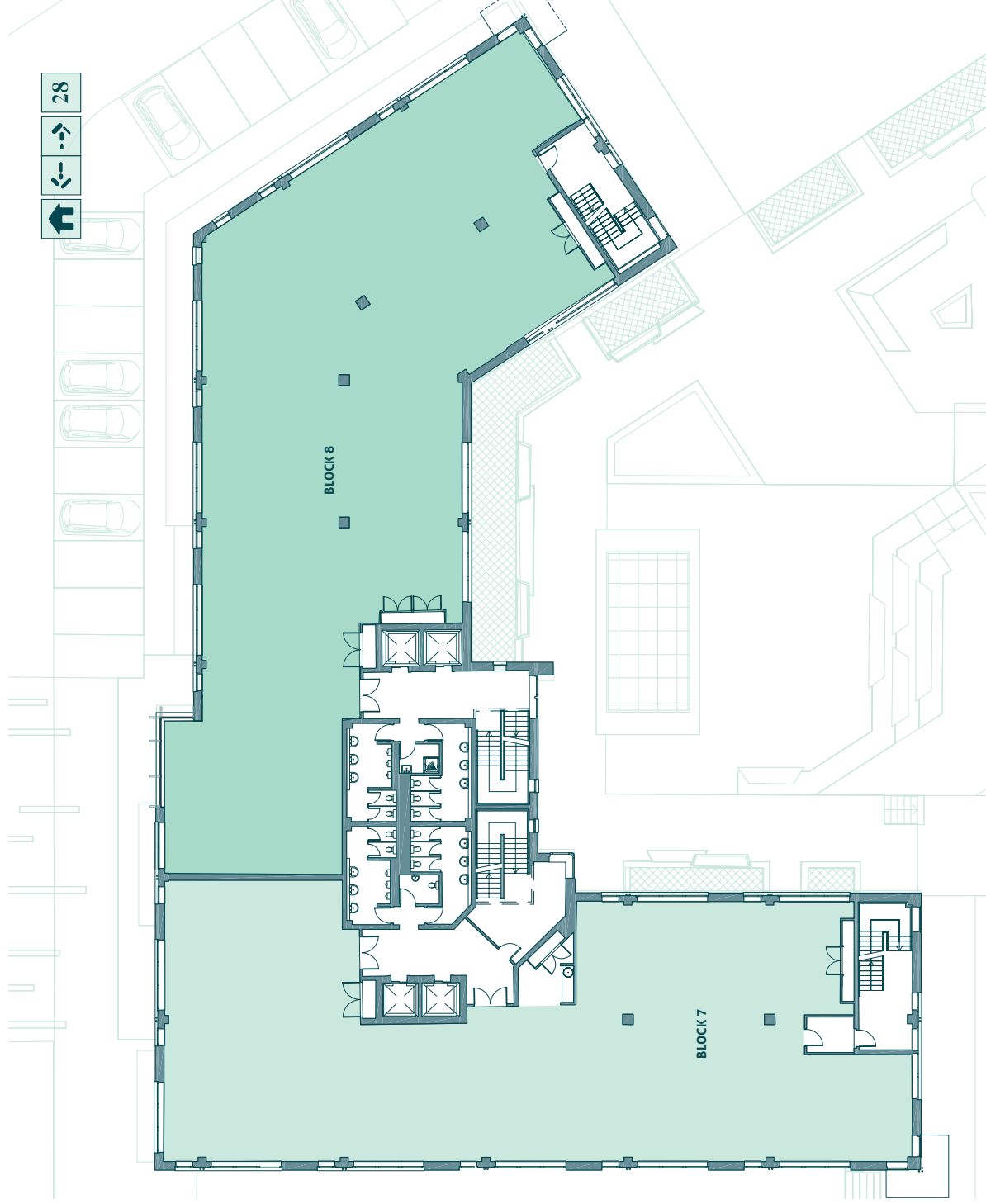
	Block 7 (GIA)			Block 8 (GIA)			Total area (GIA)		
	SQ. M	SQ. FT		SQ. M	SQ. FT		SQ. M	SQ. FT	
Reception	-	-		-	-		212	2,282	
Ground	513	5,522		477	5,134		990	10,656	
First	595	6,405		537	5,780		1,132	12,185	
Second	605	6,512		548	5,899		1,153	12,411	
Third	605	6,512		548	5,899		1,153	12,411	
Fourth	591	6,361		521	5,608		1,112	11,969	
Total	2,909	31,312		2,631	28,320		5,552	61,914	



Typical Floor

Multiple tenancy

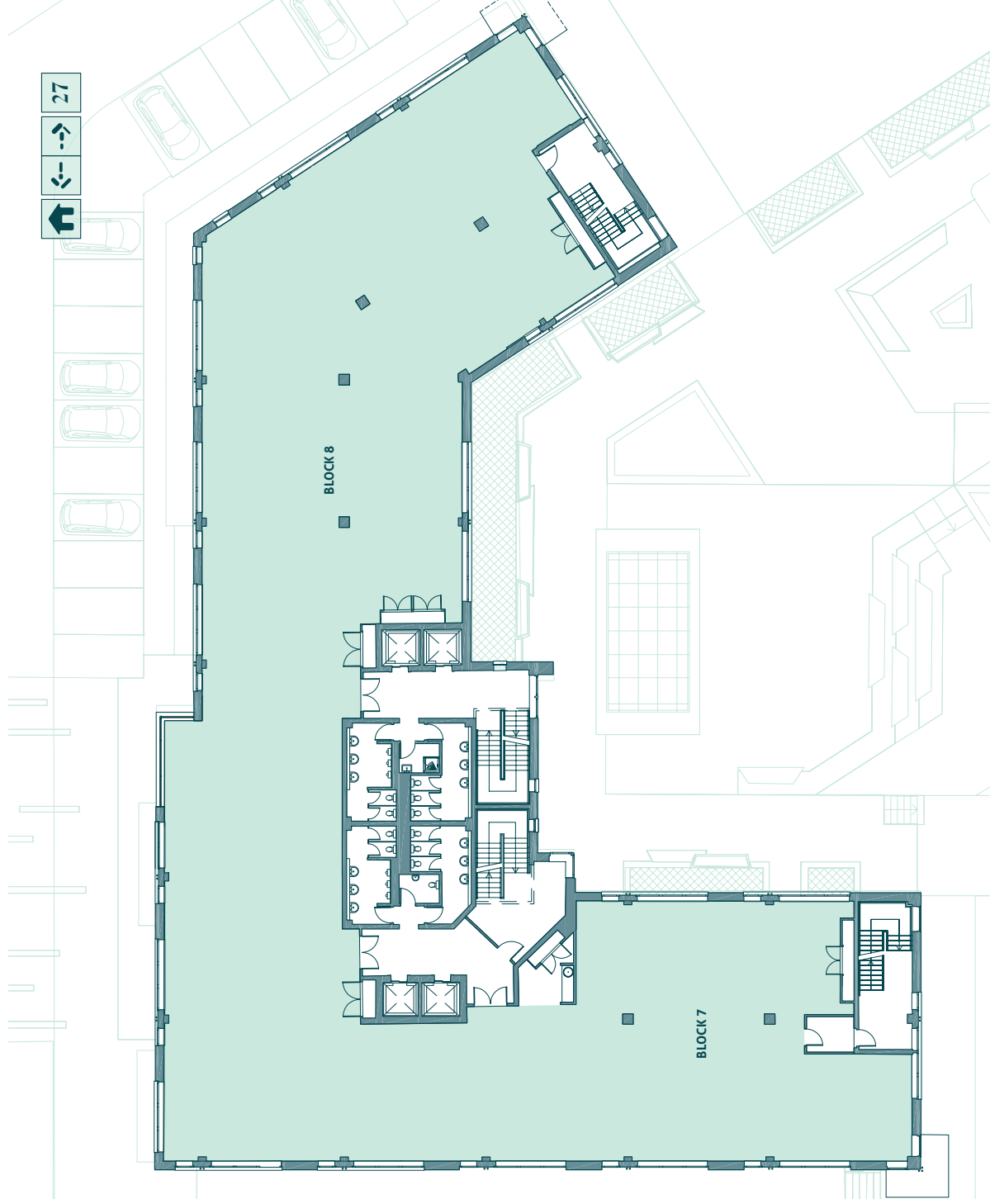
Block 7	Block 8				Total area			
	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT
605	6,512	548	548	5,899	1,153	12,411		



Typical Floor

Single tenancy

Block 7	Block 8				Total area			
	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. FT	SQ. FT
605	6,512	548	5,899	1,153	12,411			



Floorplans not to scale. For indicative purposes only.