



To Let

**4,755 sq. ft of Fully fitted office space available
by way of sublease**

- Fully Fitted
- End of Trip Facilities
- Bicycle Storage
- Town Hall Meeting Area
- BER C3

Part First Floor, Block 3

Blackrock Business Park, The Arch, Carysfort
Avenue, Blackrock, A94 A0D0

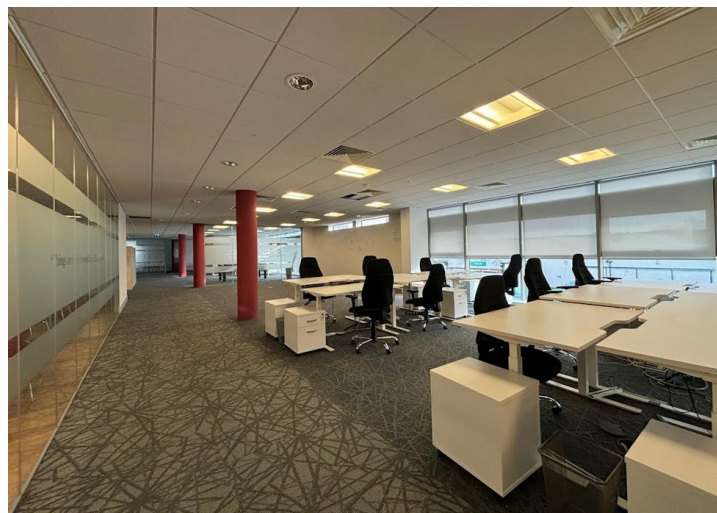
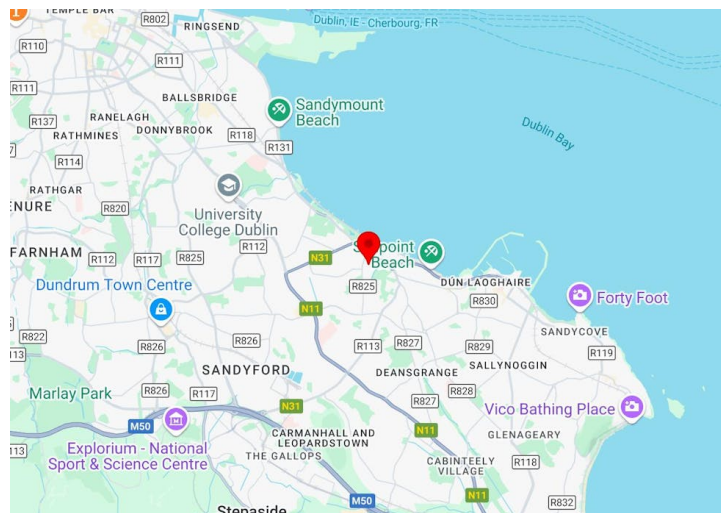
4,755 sq ft

441.75 sq m

Reference: #271556

BER C3

Blackrock Business Park, The Arch, Carysfort Avenue, Blackrock, A94 A0D0



Rent €20 per sq ft

BER C3

The accommodation extends approximately 4,755 sq.ft. Fully fitted and ready for immediate occupation, the space provides potential occupiers with an open plan office layout, complemented with a fully equipped kitchenette, a dedicated canteen, multiple meeting rooms, a boardroom and spacious bleacher seating ideal for company-wide gatherings, presentations, or collaborative sessions.

Blackrock Business Park is ideally located within close proximity to Blackrock Village and Frascati shopping centre. The surrounding area hosts a range of amenities including cafes, restaurants and Bars. Notable options include On a Platter Deli, Ruchii's and The Blackrock .

Located just off the N31, Blackrock Business Park offers easy access for commuting staff. For those using public transport, there is a Dublin Bus stop located right on the doorstep and Blackrock Train Station is just a 7-minute walk. For cyclists there are dedicated cycle lanes surrounding the campus.

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	4,755	441.75	Available
Total	4,755	441.75	

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