



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
Rent	Rent on application
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, third generation office block containing spacious open plan and cellular offices with meeting rooms to match.

Internally the property presents in own-door condition comprising plastered and painted walls, raised access carpeted floors, suspended mineral fibre ceilings and LED lighting.

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

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

Accommodation

Accommodation comprises the following GIA areas:

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

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.

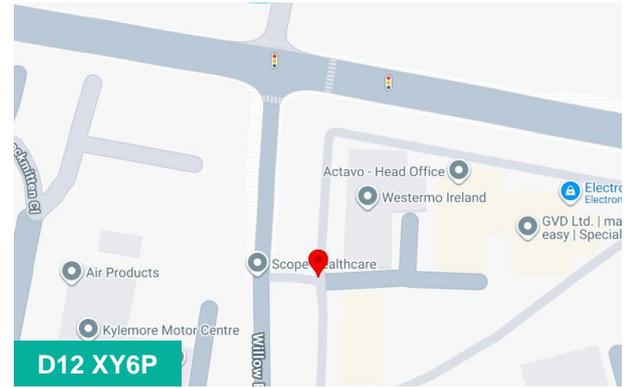
The M50/N7 intersection is located within 2 minutes drive and provides easy access to the country's motorway network.

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.

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



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