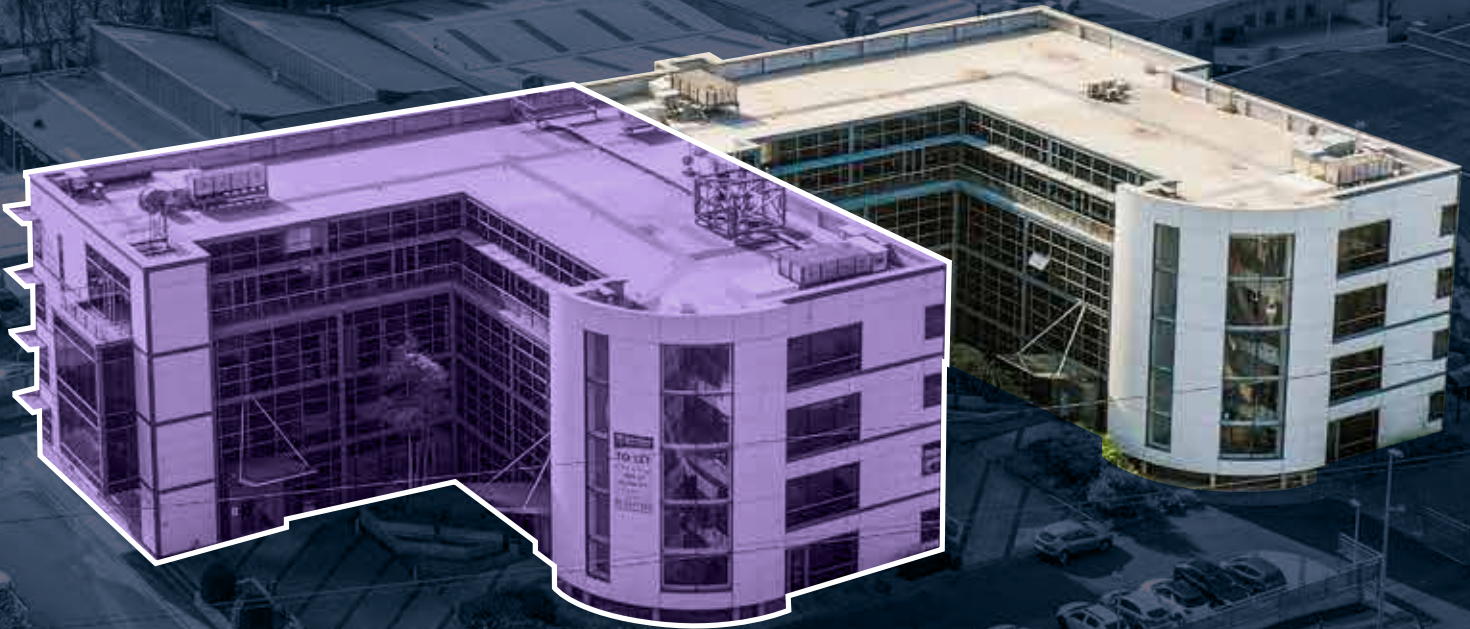


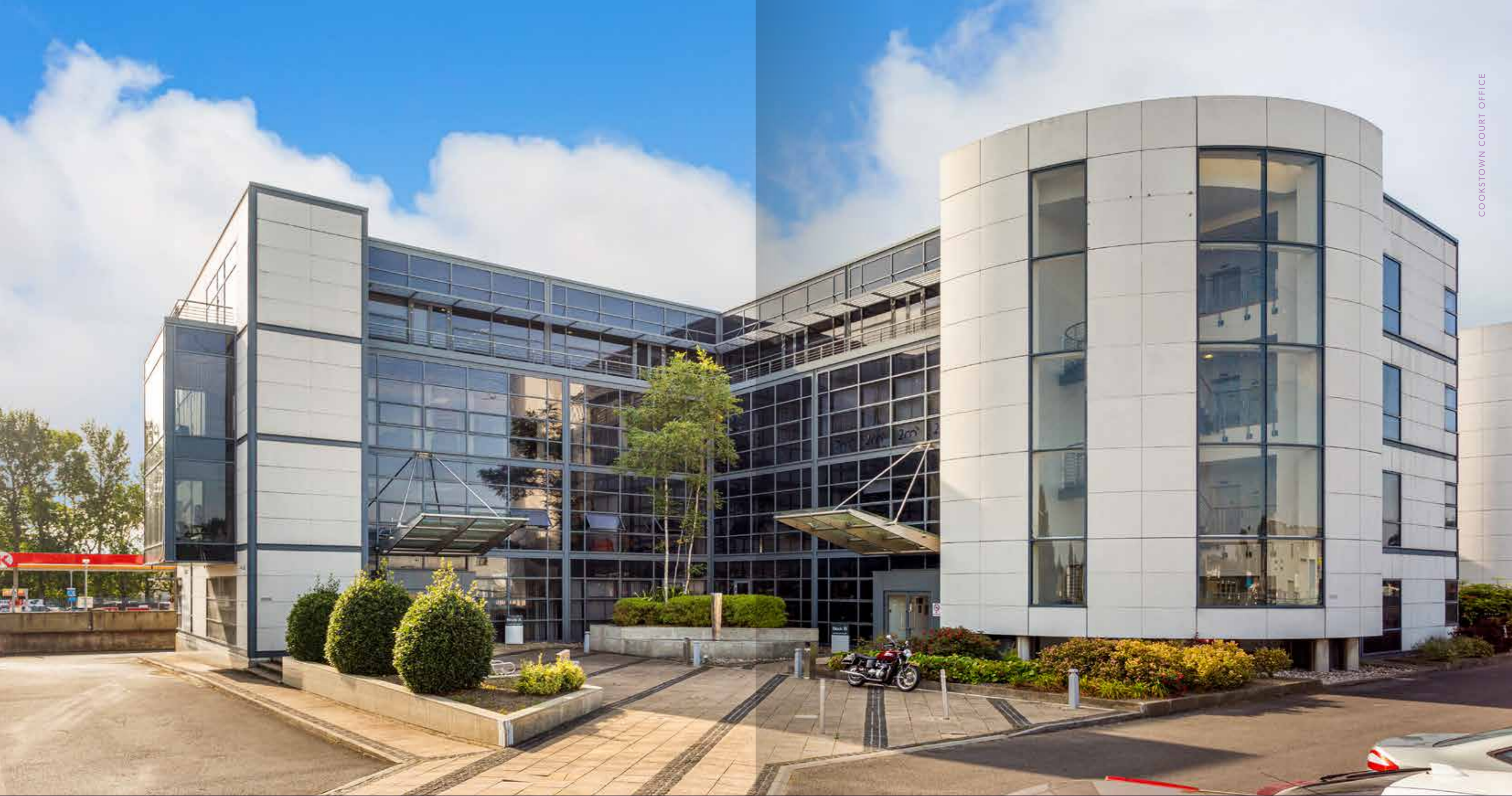
TO LET
FULLY FITTED OFFICES

BLOCKS A & B

COOKSTOWN COURT



OLD BELGARD ROAD, TALLAGHT, DUBLIN 24



Blocks A & B are 2 self contained semi-detached 4-storey over double basement modern office blocks



Located in a prominent location at the junction of Old Belgard Road and Cookstown Road



First Floor 240 sq. m.
Third Floor 813 sq. m.



42 secure basement car parking spaces



Flexible efficient floorplates

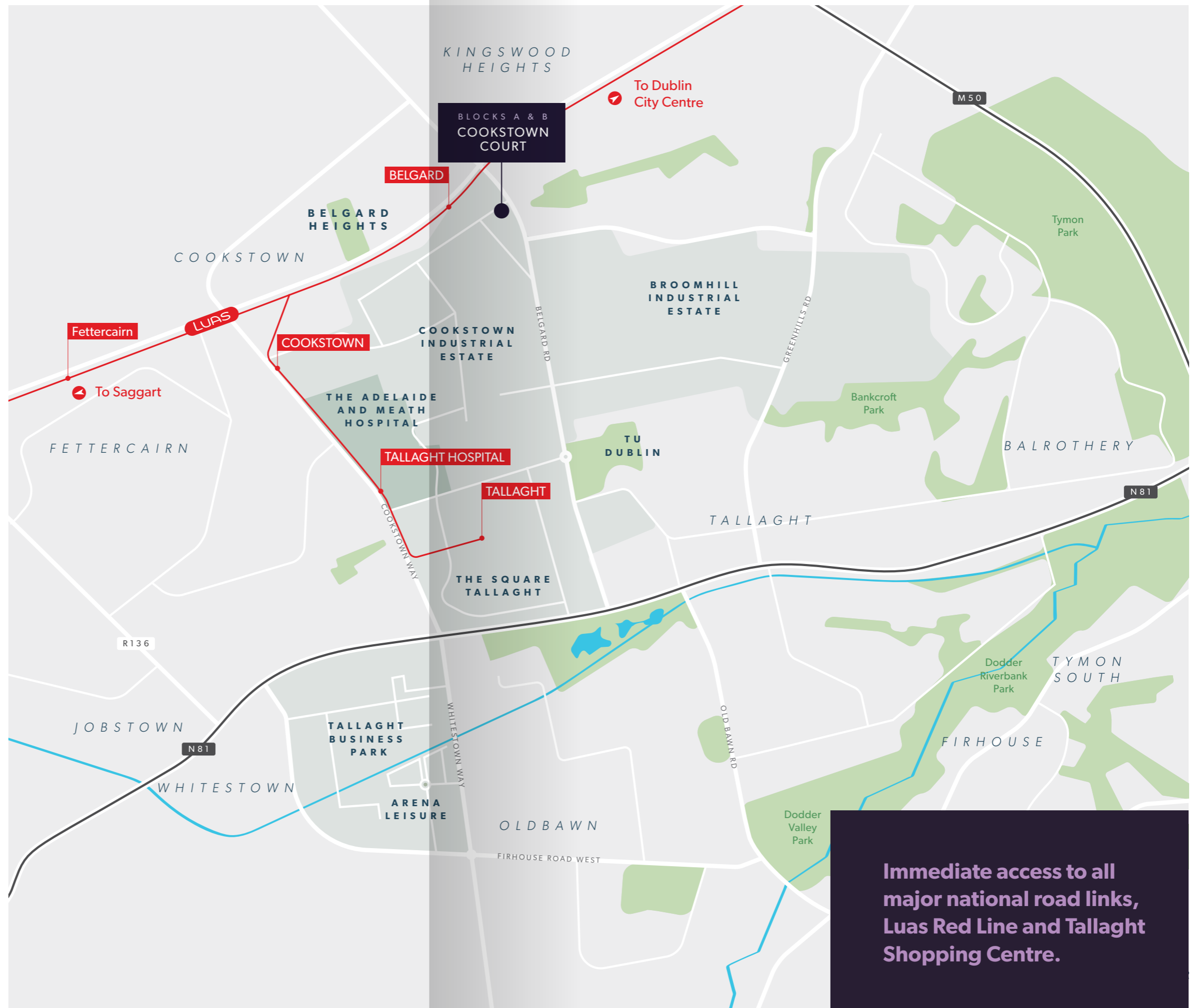


Excellent public transport links

Cookstown Court is situated on the southern side of the Cookstown Estate Road in Tallaght, Dublin 24.

Tallaght is a south Dublin suburb situated approx. 10 km south west of Dublin City Centre. The immediate surrounding area comprises a variety of uses including retail, industrial and residential.

Cookstown Court is very well serviced by local road infrastructure and public transport facilities. The M50 can be accessed approximately 1.5 km from the property at junction 10, providing a link to Dublin City Centre and north and south suburbs. The Luas Red Line connects Dublin north side city centre to Tallaght. The Belgard Luas station is located approximately 300 meters from the subject property, allowing for a frequent and convenient transport link to the city centre.



Immediate access to all major national road links, Luas Red Line and Tallaght Shopping Centre.

Your Neighbours



Institute of Technology Dublin

Amazon Data Centre

Old Belgard Road

Belgard Retail Park

The Square, Shopping Centre

Tallaght Hospital

Cookstown Industrial Estate

BLOCKS A & B
COOKSTOWN COURT

CPM Software

Cabot Financial

Belgard Solicitors
RTE

THIRD FLOOR

FIRST FLOOR

Old Belgard Road

Cookstown Road

A & B

A

Blocks A & B forms part of the Cookstown Court Office Development comprising of 4 modern self contained office blocks.

Constructed in circa 2005 and designed by HKR Architects, Blocks A & B are semi detached office buildings fronting onto an attractive landscaped courtyard and accessed via their own independent reception areas at ground floor level. The office accommodation comprises a mix of bright open plan and cellular office space and is finished to a modern specification and the third floor has the benefit of a full office fit out, which would suit a variety of office users. The common areas including ladies and gents toilets are finished to a good corporate standard. The building elevations are primarily finished with a combination of aluminium framed, double-glazed curtain walling and powder coated cladding panels. Vehicular access to the basement car park level is afforded off the ground floor via a shared vehicle ramp which provides access and egress.



Typical Floor



Typical Floor



Offices



Reception



Lobby

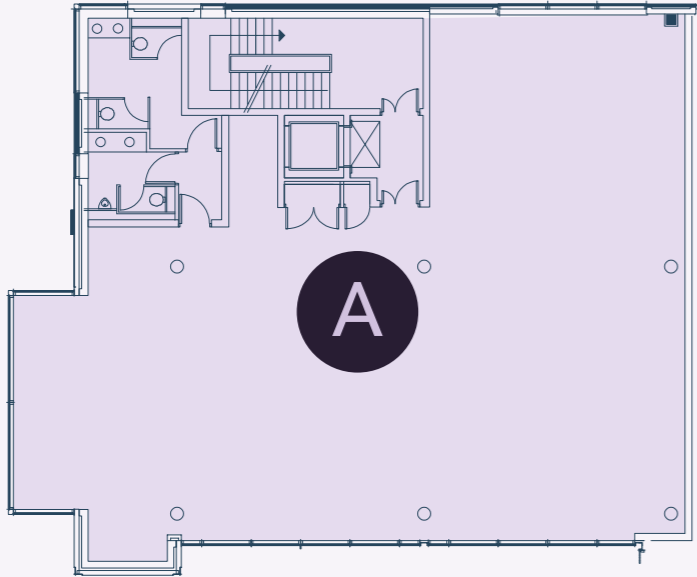
Specification

- » Raised Access Floors
- » Floor Boxes Wired For Power And Data Cabling
- » Suspended Ceilings With Recessed Lighting
- » VRF Air Conditioning
- » 2 X 8 Person Passenger Lifts (each block)
- » Kitchenette Facilities
- » Ladies & Gents Toilets (Each Floor)
- » Fire & Security Alarm
- » Swipe Card Access
- » CCTV

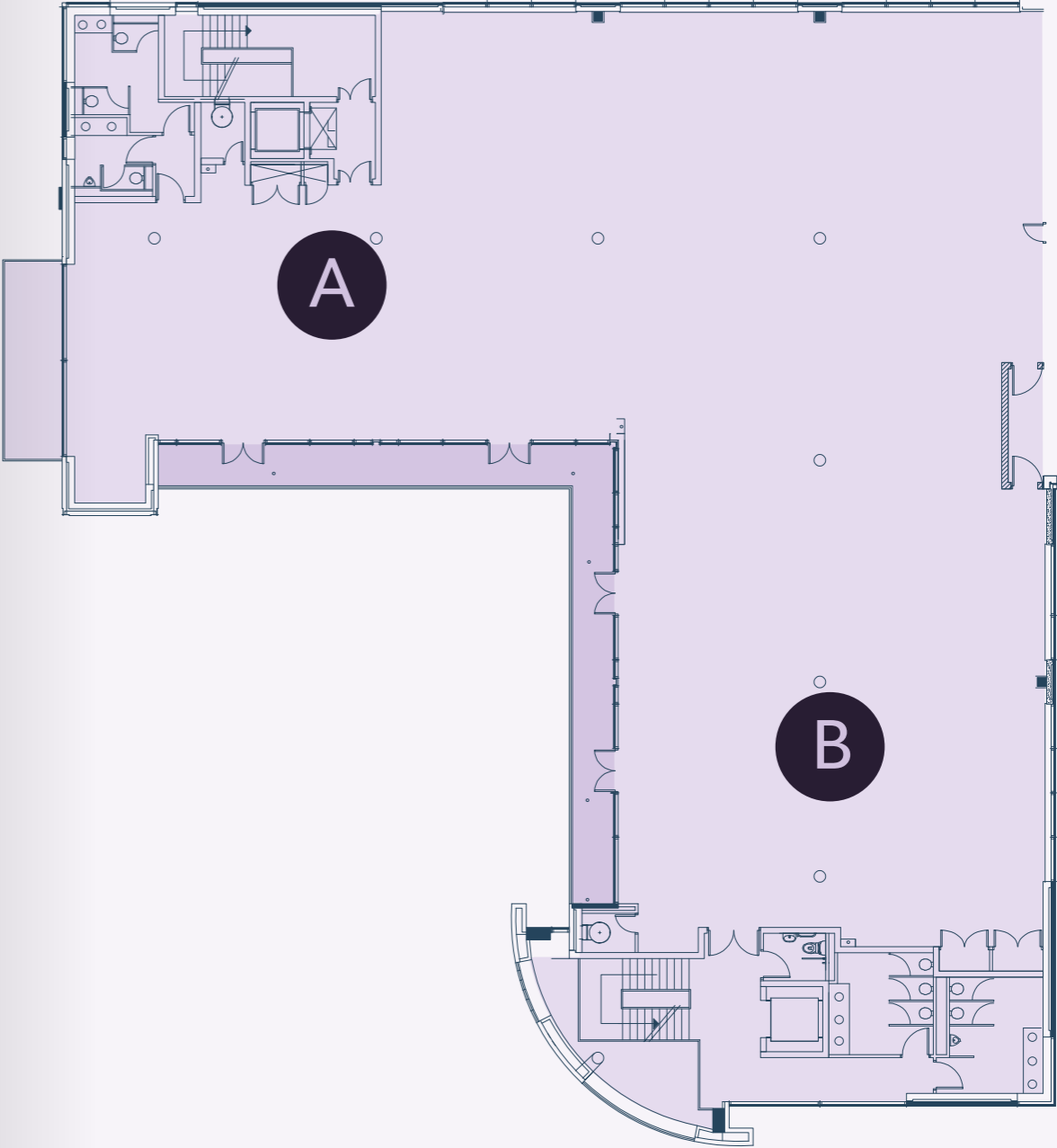
Regular bright and efficient floor plates.

FLOOR	SQ M	SQ FT	CARS
First	240	2,583	10
Third	813	8,746	32
TOTAL	1,053	11,329	42

All measurements are Gross Internal Area



First Floor / 240 sq.m
For Illustrative Purposes Only.



Third Floor / 813 sq.m
For Illustrative Purposes Only.

Further Information

QUOTING RENT

Rent on application

THE 2023 SERVICE CHARGE EQUATES TO

Block A | €52.63 per sq. m. (€4.89 per sq. ft.)

Block B | €41.76 per sq. m. (€3.88 per sq. ft.)

RATES

The 2023 rates liability equates to approximately €33.80 per sq. m. (€3.14 per sq. ft.)

LEASE TERMS

Available on new lease terms

AVAILABILITY

Available for immediate occupation

BER



Viewings

All viewings are strictly by private appointment through the sole selling agent.

Contact



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