

**To Let**  
**Unit 4B**  
**Dundrum Business Park**  
**Dundrum Road**  
**Dundrum**  
**Dublin 14**

**McNally  
Handy**

3 Pembroke Street Lower,  
Dublin 2, Ireland.

Eircode: D02 FH24

reception@mcnallyhandy.ie

t: +353 1 661 2003

f: +353 1 661 1887

[mcnallyhandy.ie](http://mcnallyhandy.ie)



**Description**

Available to let a ground floor office unit located in Dundrum Business Park. The office extends to approx. 103.68sqm (GIA) on entering the unit, there is a lobby area which leads into a large bright open plan office space with the benefit of a portioned office. There is a tea station located within the unit along with staff toilets located in the external corridor. The property also benefits from 4 designated car spaces.

The office specification and includes carpeted floors, plastered & painted walls with suspended ceilings and inset light fittings. There is a gas fired central heating installed throughout the office accommodation, floor boxes, an intercom entry system and burglar alarm.

**Location**

Dundrum Business Park is located close to the intersection of Dundrum Road and Bird Avenue and is approximately 5km south of Dublin City Centre which is easily accessed via the Luas at Windy Arbour or various Dublin Bus Routes and the Dundrum Town Centre is a 5-minute drive.

**Accommodation GIA**

Approx. 103.68 SQM (1,116.01 SQFT)

**Viewing**

By appointment only through sole agents McNally Handy & Partners.

**Contact**

Carley Fahey 01-6640206  
[carley@mcnallyhandy.ie](mailto:carley@mcnallyhandy.ie)

James Dunphy 01 6640205  
[james@mcnallyhandy.ie](mailto:james@mcnallyhandy.ie)

**BER Details**

BER: C3  
BER Number: 800802662  
EPI: 191.62 kWh/m2/yr

**Rent**

€40,000 per annum      Insurance €713.78 (2025)  
Rates €5,233.93 (2025)      Service Charge €2,295 (2025)

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation, we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA No.002226



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Property Pix Ltd. 2021

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