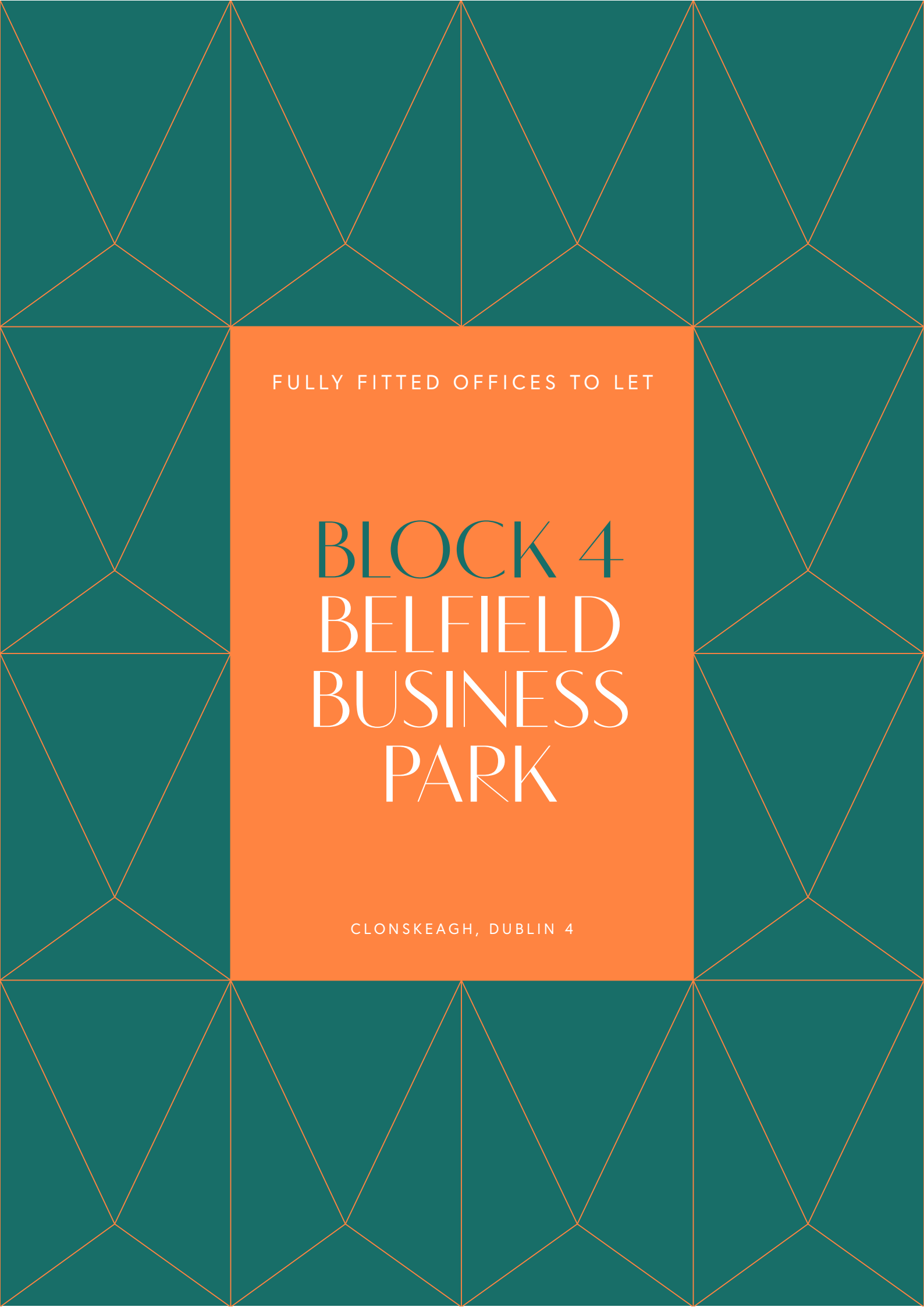




FULLY FITTED OFFICES TO LET

BLOCK 4
BELFIELD
BUSINESS
PARK

CLONSKEAGH, DUBLIN 4



Block 4 is a modern, fully fitted office with 16,502 square feet of available office space.

DESCRIPTION

Founders District serves as an epicentre of research and collaboration, providing enhanced opportunities to foster working relationships with companies on your wavelength. Belfield Office Park is in an established location with a number of office developments in close proximity including Richview and Beech Hill Office Parks. Block 4 benefits from a striking double height, light filled reception area. The modern, high standard finish will impress both visitors and staff alike. Occupants of Block 4 have access to a generous communal courtyard to the rear of the building which comprises of covered seating areas and meeting space, in addition to the Berman & Wallace Café.



Belfield Office Park is easily accessible by car, with the city centre being approximately a 10-minute drive from the campus.

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.



DRIVE TIMES

- Ballsbridge
7 mins
- Dundrum Shopping Centre
8 mins
- St. Stephen's Green
13 mins
- Dublin Airport
30 mins

WALK TIMES

- UCD Campus
1 min
- Clonskeagh
5 mins
- Dodder Valley Park
5 mins
- Bleperbike Station
8 mins
- Donnybrook
13 mins
- Milltown Luas
20 mins

CYCLE TIMES

- Donnybrook
3 mins
- Herbert Park
6 mins
- Ballsbridge
7 mins
- Ranelagh
9 mins
- City Centre
14 mins
- Milltown Luas
10 mins



AMENITIES

Occupiers at Belfield Office Park will be spoilt for choice with a wide range of amenities on their doorstep including bars, restaurants, crèches, and fitness centres.

Staff will enjoy a variety of lunchtime dining options within the locality. Berman & Wallace operate a very popular restaurant within Belfield Office Park and provide an extensive lunchtime menu along with a corporate catering service. Other bars and restaurants located in the immediate area include, Farmer Browns and Ashtons Public House.

There is an abundance of leisure facilities in the area including Crunch Fitness, Friarsland and David Lloyd's Riverview along with a range of facilities at UCD Sports Centre including squash courts, tennis courts, an indoor climbing wall and five a side soccer pitches. Beech Hill Road runs along the banks of the River Dodder, a popular walking and jogging route. Parents will also have an excellent choice of childcare facilities with Riverview Montessori and Crèche, Little Feet Nursery and Twinco Nursery all located nearby.



SCHEDULE OF ACCOMMODATION

FLOOR	SQ.M (G.I.A)	SQ. FT (G.I.A)	CAR PARKING SPACES
Ground Floor	511	5,505	20
1st Floor	529	5,694	20
2nd Floor	469	5,052	20
Total	1,509	16,251	60



SPECIFICATION

- Fully fitted
- Raised access floors
- Floor boxes wired for power and CAT 5 & 6 data cabling
- Suspended ceilings with recessed LED light fittings
- Air conditioning
- Passenger lifts x2 servicing each floor
- Kitchenette facilities
- Carpeted throughout
- Ladies, gents & disabled toilets
- Comms room
- Fire/Security alarm
- Bike storage
- Shower facilities (on each floor and in shower pavilions)



FURTHER INFORMATION

Quoting Rent

€322.92 per sq.m. (€30.00 per sq.ft.)
per annum.

Service Charge

The 2025 service charge equates
to €91.50 per sq.m. (€8.50 per sq.ft.)
per annum.

Rates

Approx. €50.91 per sq.m. (€4.73 per
sq.ft.) per annum.

BER Rating



Viewings strictly by appointment through sole letting agents
BNP Paribas Real Estate.



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REAL ESTATE**

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