

TO LET // 13,795 Sq. Ft. GIA GRADE A OFFICE

FIVE

SOUTH COUNTY

Leopardstown | Dublin 18



ORE REAL ESTATE
ADVISERS

BNP PARIBAS
REAL ESTATE

BER C2

FIVE

SOUTH COUNTY

FIVE South County is a four storey modern office building in South County Business Park.



Prime Suburban Location

Ideally situated for accessibility and convenience.



Campus-Style Setting

Designed to foster collaboration and a sense of community.



Flexible Open-Plan Floorplates

Sizes ranging from 2,500 to 6,500 GIA, adaptable to diverse business needs.



Ample On-Site Parking

Convenient parking available for both staff and visitors.



Striking Double-Height Reception

Creates an impressive first impression for clients.



Fully Fitted and Move-In Ready

Equipped for immediate occupation to minimize downtime.



LOCATION

South County Business Park is a proven office location further underpinned by Microsoft's HQ at the back of the park and Mastercard's European Tech Hub located at the entrance of the campus in One and Two South County. The surrounding area employs in excess of 20,000 staff, a number which is increasing annually.

The business park is located approx. 9km South of Dublin City Centre and is strategically positioned adjacent to

the M50 and in close proximity to the N11 dual carriageway. Occupiers will be within 20-25 minutes of the city centre and 25 minutes from Dublin Airport. The location is served by all major public transport links with the LUAS Central Park Green Line a 5 minute walk and Dublin Bus and Aircoach serving the immediate area. South County Business Park can be easily accessed from all parts of Dublin and commuter counties such as Wicklow, Kildare, Meath and Louth.



TRANSPORT LINKS TO AND FROM
FIVE SOUTH COUNTY



M50 / N11
2 MIN DRIVE



Aircoach
17 MIN WALK



Dublin Bus
7 MIN WALK



Green Luas
5 MIN WALK



Dublin Airport
25 MIN DRIVE



THE BUILDING

South County Business Park is a proven office location and is easily accessible from all parts of Dublin.

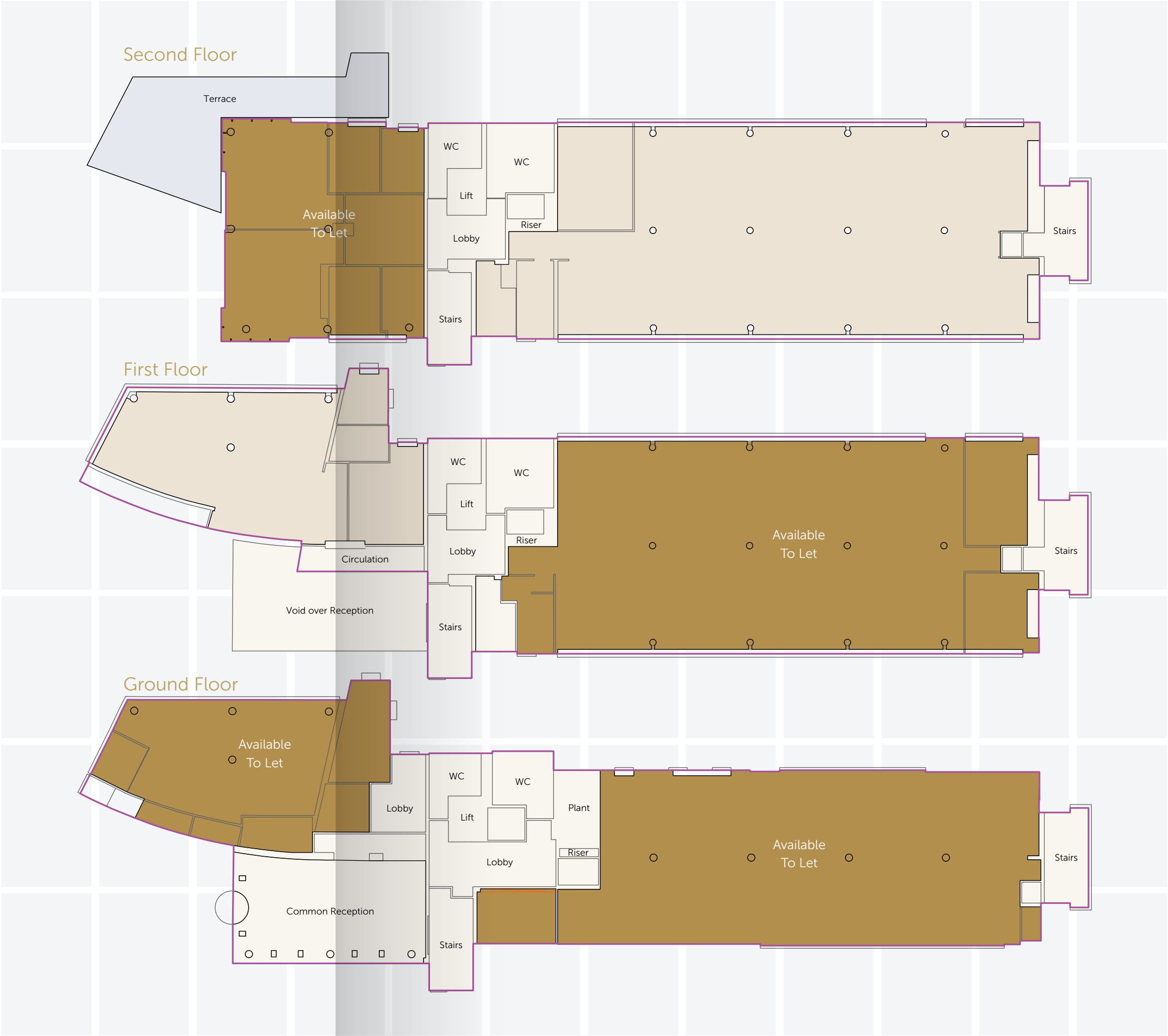
-  Flexible and efficient floorplate
-  Raised access floors
-  Floor boxes wired for power and data
-  Carpeted throughout
-  LED lighting
-  Air conditioning
-  8 person passenger lift
-  Impressive double height reception area
-  Access control and intercom system
-  Ladies and gents toilets
-  Ample onsite car parking available



Schedule of Accommodation

Area	Size Sq.ft	GIA	Sq.m	GIA
Ground Floor	6,270		585	
First Floor South	5,395		500	
Second Floor North	2,130		200	
Total Area	13,795		1,285	

N.B Interested parties to satisfy themselves of these measurements



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FURTHER INFORMATION

Lease terms and details available on request. Inspections strictly by appointment through Joint letting agents QRE Real Estate and BNP Paribas Real Estate

JOINT AGENTS



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