

TO LET



BLOCK B

NUTGROVE OFFICE PARK, DUBLIN 14

MODERN SUBURBAN OFFICE BUILDING

EXECUTIVE SUMMARY

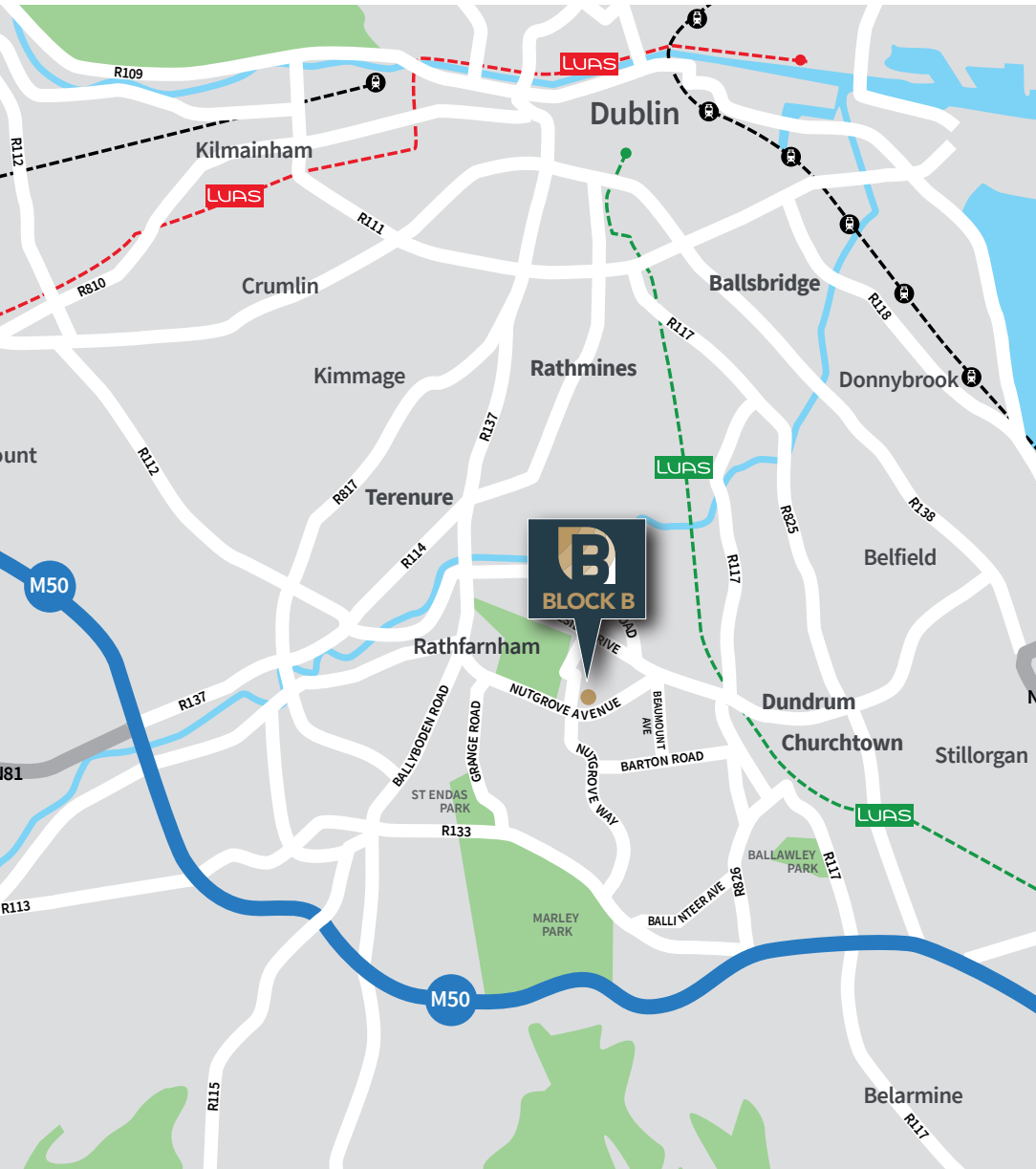
- Modern Office Accommodation
- Extending to approximately 3,701 sq.m. (39,845 sq.ft.) GIA
- 45 surface car parking spaces
- Configured over three blocks with blocks B2 & B3 interconnected
- Approximately 2,638 sq.m. (28,400 sq.ft.) fitted accommodation with the remainder (Block B1) in shell and core
- Convenient South Dublin location in close proximity to M50 and Green Line Luas
- Available in its entirety or block by block.



LOCATION

Nutgrove Office Park is located just off Nutgrove Avenue (R821) which is a busy thoroughfare for traffic coming from Rathfarnham and Churchtown. Nutgrove Shopping Centre and Dundrum Town Centre are situated nearby. Some surrounding occupiers include Lidl, Home Store and More, Dillon Solicitors and

Valentia Technologies. The property is within easy reach of the M50 junction 13 approximately 4.2km to the south. The area is serviced by various Dublin Bus Routes and the Green Line Luas (Dundrum Stop) is approximately 1.8km from the subject property.



NUTGROVE
SHOPPING CENTRE

NUTGROVE
RETAIL PARK


BLOCK B



DESCRIPTION

The property comprises a four-storey office building within Nutgrove Office Park. The park provides for 6 no. office blocks completed in c. 2001. The office accommodation is currently arranged over three blocks (two of which are interconnected) and is in a mixture of fitted (previously occupied) and shell and core condition. Block B1 is completed to shell and core specification whereas Blocks B2 and B3 provide fitted accommodation. General specification (Blocks 2 & 3) provides for carpet and tile covered raised access floors, plastered and painted walls, air conditioning, suspended acoustic tiled ceilings, air and aluminium framed double-glazed windows. 45 surface car parking spaces are demised to the property.

SCHEDULE OF ACCOMMODATION

FLOOR	BLOCK B1 (SQ.M.)	BLOCK B2 (SQ.M.)	BLOCK B3 (SQ.M.)	TOTAL (SQ.M.)
Ground	264	491	166	921
First	266	491	169	927
Second Third	266	491	169	927
Third Floor	266	491	169	927
Car Parking	12	25	8	45
Total	1,062	1,964	673	3,702

*All parties are to satisfy themselves as to the accuracy of any measurements provided.



QUOTING RENT

POA.

RATES

Est €1.95 per sq.ft.

VAT

Please refer to agent.

BER



VIEWINGS

All viewings are strictly by appointment through the sole agents QRE Real Estate Advisers.

AGENT DETAILS

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