

TO LET

FULLY FITTED, HIGH QUALITY, OFFICE ACCOMMODATION

The Grange Offices

STILLORGAN, CO. DUBLIN



HIGHLIGHTS



Highly accessible location



Ample on site car parking



Office suites ranging from 2,247 sq. ft to 11,168 sq. ft.



Available immediately on new flexible lease terms



LOCATION

Strategically positioned adjacent to the N11 dual carriageway, The Grange benefits from immediate access to Dublin City Centre, the M50 motorway and the wider national road network. The area is well served by multiple Dublin bus routes, while the Luas green line is easily accessible at the Sandyford park & ride stop. Dedicated cycle lanes also offer commuters a safe and direct route to the city centre.

Amenities in the surrounding area include the Stillorgan Village Centre, Beacon South Quarter, Leopardstown racecourse, West Wood Club, Giraffe Childcare & The Leopardstown Inn.

DESCRIPTION

The Grange is a modern five-storey office building which provides high-quality & efficient workspace for occupiers. The available accommodation extends to approximately 29,415 sq. ft. across the ground, 1st & 2nd floors, with single suites ranging from 2,247 sq. ft. to 11,168 sq. ft.

The impressive double-height reception area provides a modern and welcoming first impression to tenants & visitors alike. The floor plates are flexible, efficient and can be adapted to suite a variety of business needs. All floors benefit from floor to ceiling windows, which allows for excellent natural light throughout.

The property enjoys ample car parking at basement level as well as secure bicycle parking & shower facilities.

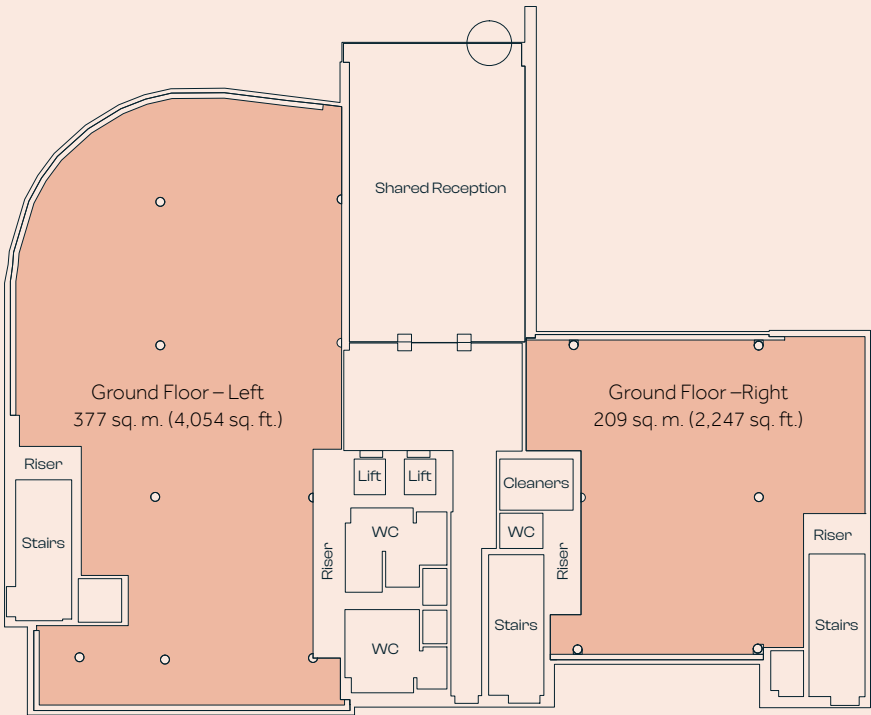




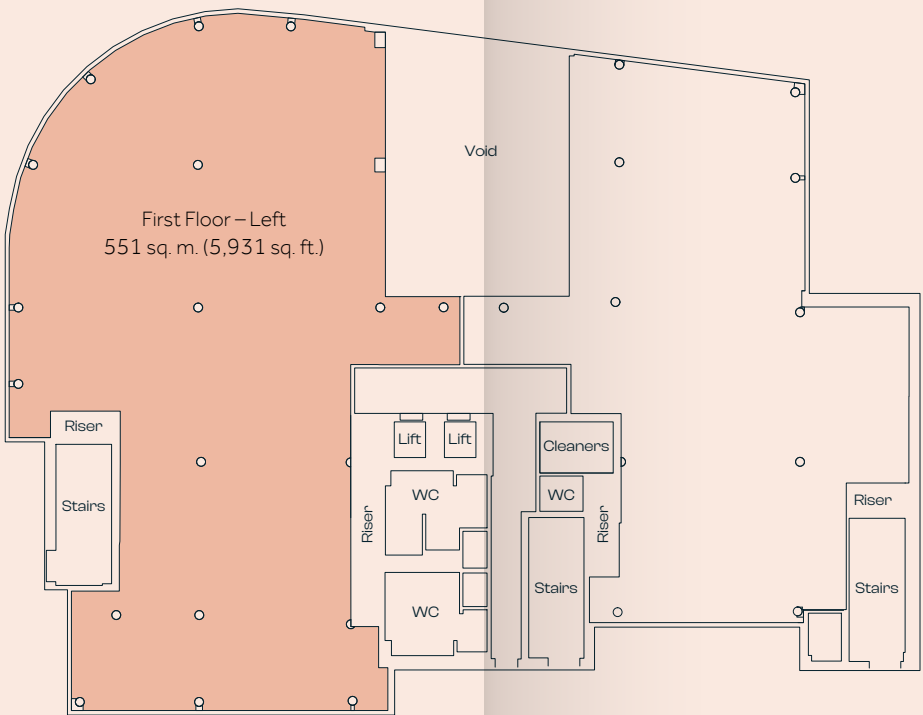
SPECIFICATION

- Raised Access Floors
- Floor boxes wired for power & data
- Carpet tiles throughout
- Open Plan & Cellular offices
- Suspended ceilings
- LED lighting
- Air conditioning
- Kitchenette
- Comms Room
- Ladies, Gents & Disabled toilet facilities
- Passenger lifts (x2)
- BER: C3

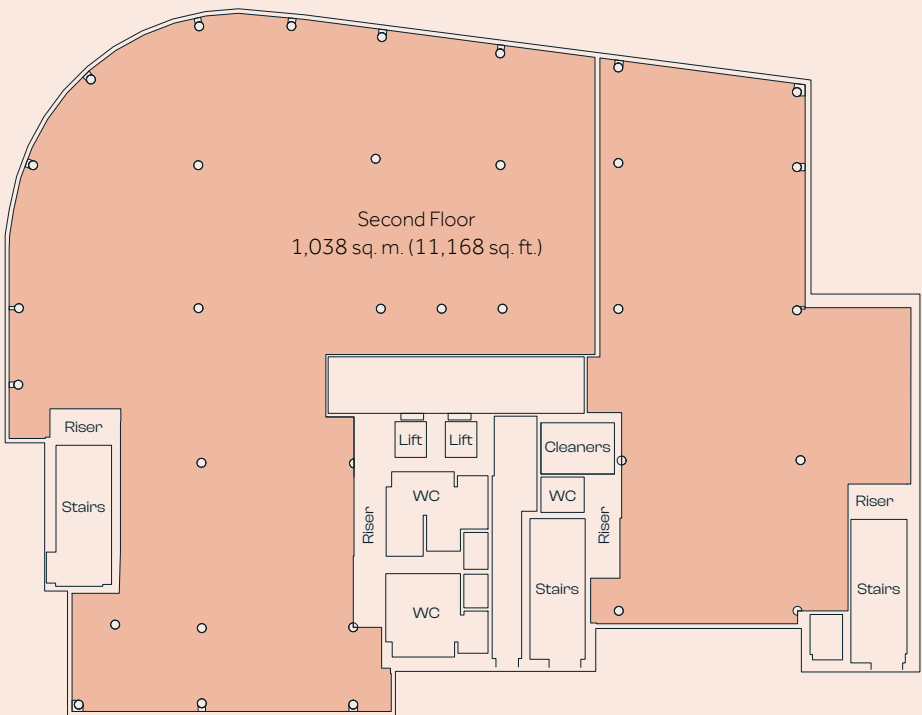
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SCHEDULE OF ACCOMMODATION

Level	Sq.M. (G.I.A)	Sq.Ft. (G.I.A)
Ground Floor – Left	377	4,054
Ground Floor – Right	209	2,247
First Floor – Left	551	5,931
Second Floor	1,038	11,168

Measurement survey carried out by Hollis



FURTHER INFORMATION

Quoting Rent

€27.50 per sq. ft. per annum

Lease Terms

Available on new flexible lease terms

Service Charge

The 2026 service charge liability equates to €88.05 per sq. m. (€8.18 per sq. ft.) per annum

Rates

The 2026 rates liability equates to approximately €46.61 per sq. m. (€4.33 per sq. ft.) per annum

Viewings strictly by appointment through joint letting agents

BNP Paribas Real Estate & Turley Property Advisors

For further information please contact:



**BNP PARIBAS
REAL ESTATE**

+353 (0)1 661 1233
www.realestate.bnpparibas.ie
PSRA No: 002702

Eva Matthews
eva.matthews@bnpparibas.com
+353 (0)87 190 8068

Keith O'Neill
keith.oneill@bnpparibas.com
+353 (0)1 479 1500



+353 (0)1 479 1500
www.turley.ie
PSRA No: 002187

Nick O'Loughlin
nick@turley.ie
+353 (0)1 479 1500

Michael Turley
michael@turley.ie
+353 (0)1 479 1500

Disclaimer: BNP Paribas Real Estate/Turley Property Advisors gives notice that these particulars are set out for general outline only, for the guidance of intending lessees and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.