



TEMPLE HOUSE

BLACKROCK / CO DUBLIN



HIGHLIGHTS

Fully fitted
office suites

Prime coastal suburb
with thriving village,
two shopping centres
and a wide diversity
of office occupiers

Excellent connectivity,
Blackrock DART
Station approx.
500m with a 15
minute journey time
to city centre

50 undercroft car
parking spaces

Flexible leases





Blackrock Business Park

Blackrock Garda Station

Frascati Centre

Blackrock Shopping Centre

Elm Park



Blackrock Clinic

Zurich HQ

Blackrock Park

Blackrock Village

Blackrock Dart Station

Oyster Point

Avoca Court

Maple House (Allianz)

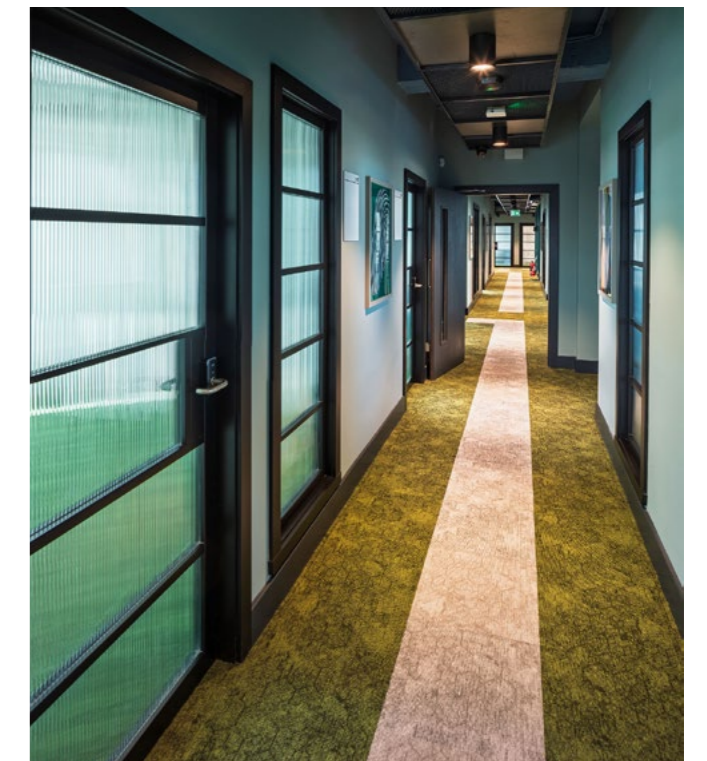
Frascati Road

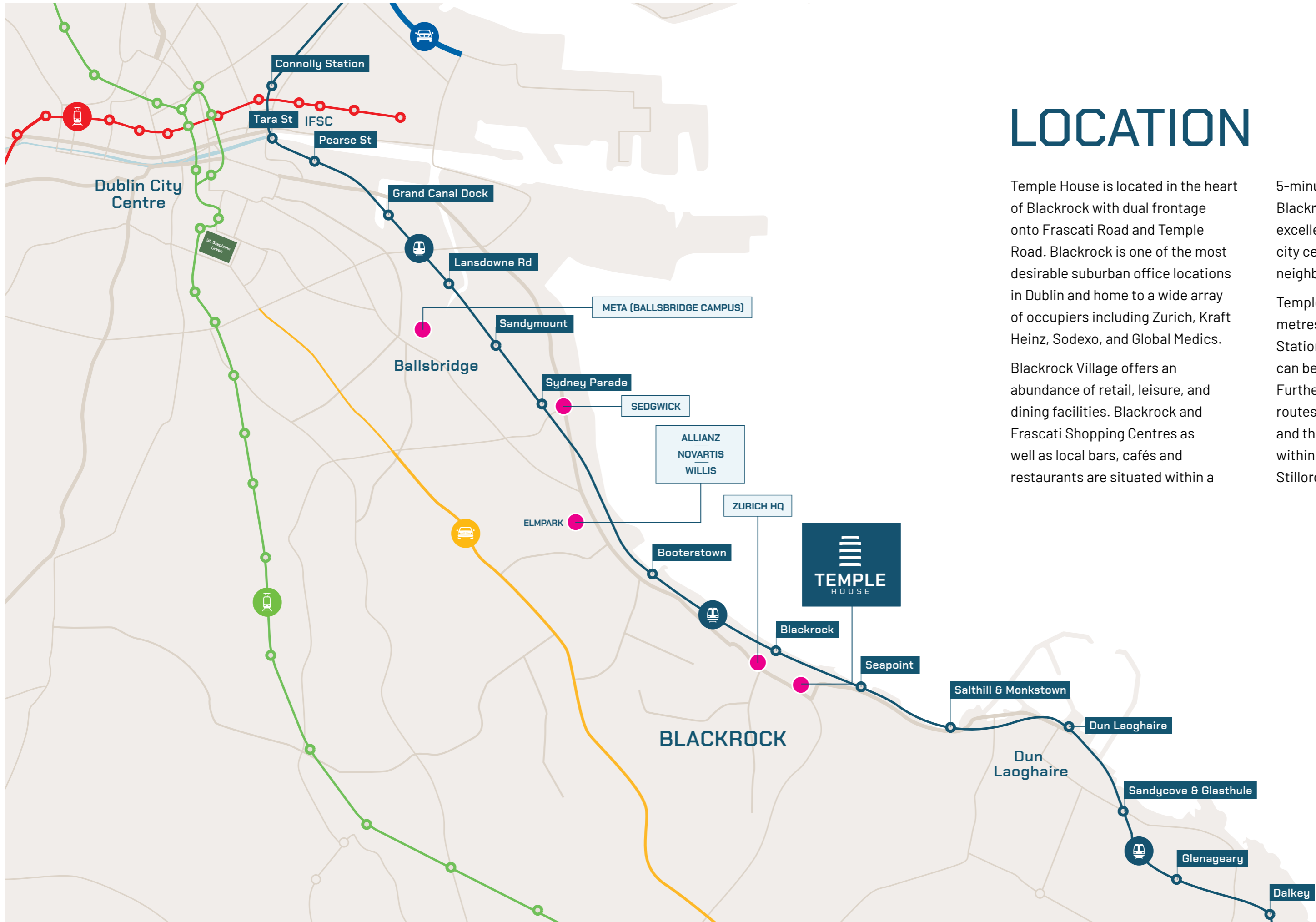
Temple Road



DESCRIPTION

- Lift access to all floors and car park
- Manned reception desk
- Two office suites for 13 and 28 persons, these can also be amalgamated
- Raised access floor, suspended ceiling, air handling units, LED lights and carpeted
- Fully fitted suites with all new CAT A and furniture included










LOCATION

Temple House is located in the heart of Blackrock with dual frontage onto Frascati Road and Temple Road. Blackrock is one of the most desirable suburban office locations in Dublin and home to a wide array of occupiers including Zurich, Kraft Heinz, Sodexo, and Global Medics.

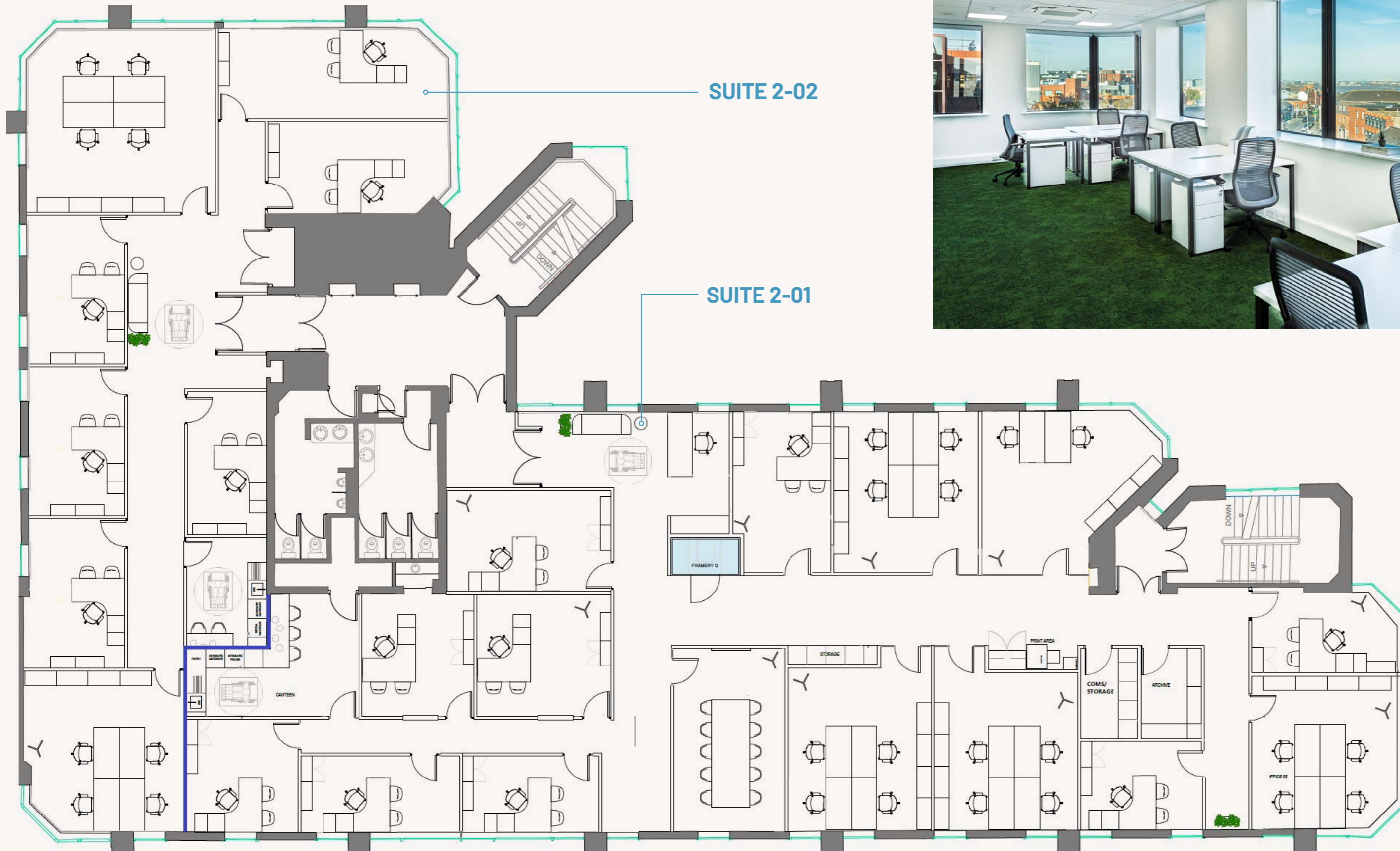
Blackrock Village offers an abundance of retail, leisure, and dining facilities. Blackrock and Frascati Shopping Centres as well as local bars, cafés and restaurants are situated within a

5-minute walk of the premises. Blackrock is well serviced with excellent transport links to the city centre and surrounding neighbourhoods.

Temple House is located 500 metres from Blackrock DART Station where the city centre can be accessed in 15 minutes. Furthermore, various Dublin Bus routes run along Frascati Road, and the office is located within walking distance of the Stillorgan Quality Bus Corridor.

-  LUAS GREEN LINE
-  LUAS RED LINE
-  DART LINE
-  N1
-  M50

2ND FLOOR PLAN



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