

Block 1 - Kestrel House

Brookvale Plaza

East Park, Shannon, Co. Clare V14 EP94

OFFICE



Prime Office Accommodation

- Block 1 comprises a modern purpose built 2 storey office property, of a total of 1,860 sq. m (**20,000 Sq. ft.**) net internal area.
- High Profile and Accessible Location at East Park Shannon Co. Clare, just 5km from Shannon International Airport
- Excellent Access to M18 (Galway/Ennis/Shannon/Limerick)
- Excellent On-Site Car Parking with Prominent Position at Entrance to East Park Business Campus
- Nearby occupiers include IAA, Intel, Mentor Graphics, Lufthansa Technik, GE Sensing and SLE.

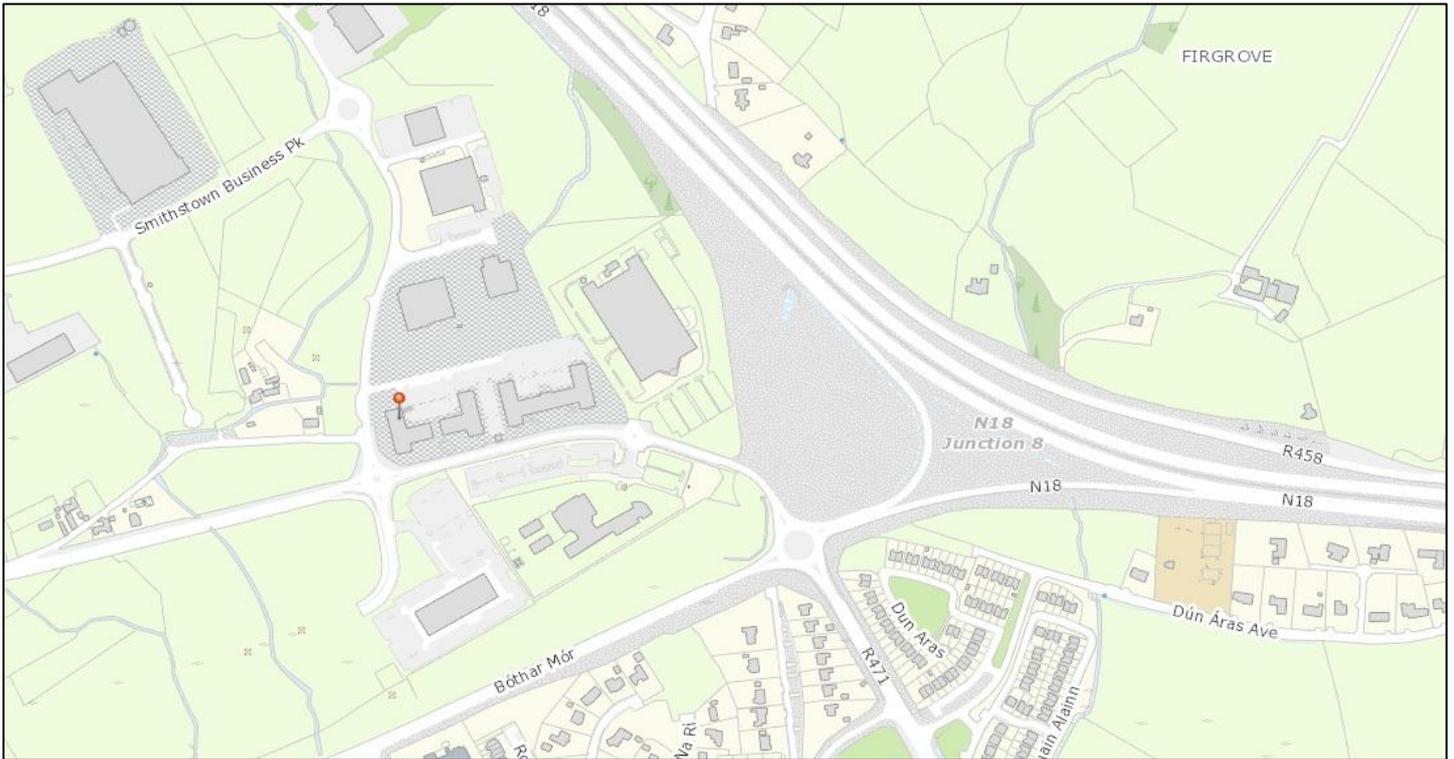


ENQUIRIES TO

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FOR SALE | By private treaty





LOCATION

East Park Shannon is strategically located to the east of Shannon, Co. Clare. Shannon Town Centre is located approximately 1km west East Park and the M18 is located approximately 0.5km east of Brookvale Plaza, the M18 connects Shannon to Limerick City located 16km southwest of Shannon & Ennis located 17km north of Shannon.

Shannon is a major hub for international investment in the mid-west region of Ireland and home to 160 companies with a combined workforce of 8,000. The location is home to many high-profile international companies including Intel, El Electronics, Lufthansa Technik, AXA, Zimmer, GE Capital and Jaguar Land Rover.

East Park forms a high-profile business campus to adjacent to Shannon Town. The location is very accessible given its proximity to the N18/M18 (Limerick / Ennis / Galway Route) which links Shannon to Limerick & Galway, the principal cities of the mid-west and west of Ireland. A number of high-profile occupiers are located at East Park including Intel, Digital River, IAA, Lufthansa Technik, GE Sensing, Mentor Graphics and Zimmer Biomet.

- Modern Office Building fitted out to a very high standard of design and specification
- Ideally suited for office or an Alternative Use (SPP), with private and open plan office spaces, canteen, restrooms and ancillary facilities.
- No. 8-person passenger lift serving both floors in the Building.
- Total Floor Area 1,860 Sq. Metres (20,000 sq. feet).

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DESCRIPTION

Block 1 comprises a modern purpose built two storey office property of a total of 1,842 square metres net internal area.

The accommodation is fitted out to a very high standard of design and specification with private and open plan offices with canteen, restrooms and ancillary facilities, complimentary to a building of this calibre.

The Ground floor features a well-lit entrance lobby equipped with secure access control and an 8-person passenger lift servicing both the Ground and First Floors.

Floor boxes are provided throughout, walls are plastered and painted, acoustic suspended ceiling with C2 recessed modern light fittings and air conditioning is provided within the building.

BER RATING

BER C2

BER No: 800245953
Energy performance
Indicator: 409.58 kWh/
m2/yr

RATEABLE VALUATION

Entire Building (Rates for 2026 (€23,951.68))

PRICE

On Application

VIEWING

Strictly by appointment
with the sole agents
Power Property

SERVICE CHARGES

Details on Application

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