



BLACKROCK

VILLAGE CENTRE OFFICES

FRASCATI ROAD, BLACKROCK,
CO. DUBLIN



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THE BUILDING

Blackrock Village Centre is a mixed use scheme that incorporates 3 floors of newly refurbished office accommodation extending to a net internal area of 1,564 sq. m (16,833 sq. ft.) together with designated car parking and onsite bicycle spaces.

The offices are located on the first, second and third floor of Blackrock Village Centre and are accessed via a dedicated ground floor entrance with a passenger lift that also provides access to the underground carpark.

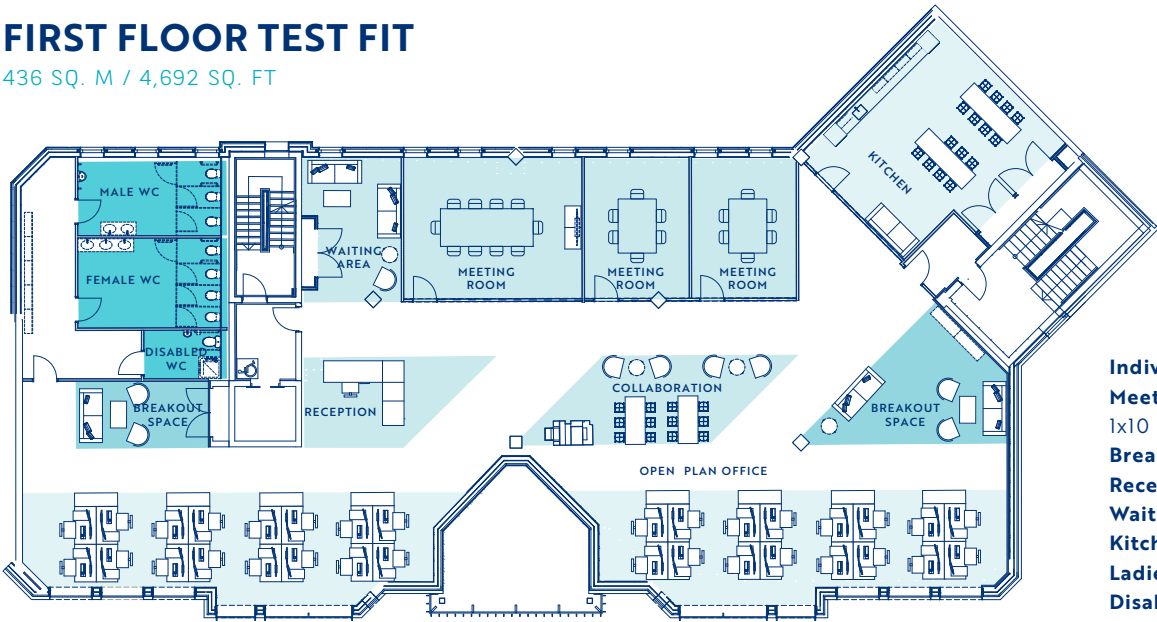


The regular configuration of the floor plates and floor to ceiling glazing to the front of the offices gives occupiers a flexible and efficient working space with unrivalled views of Dublin Bay.

THE FLOOR PLANS

FIRST FLOOR TEST FIT

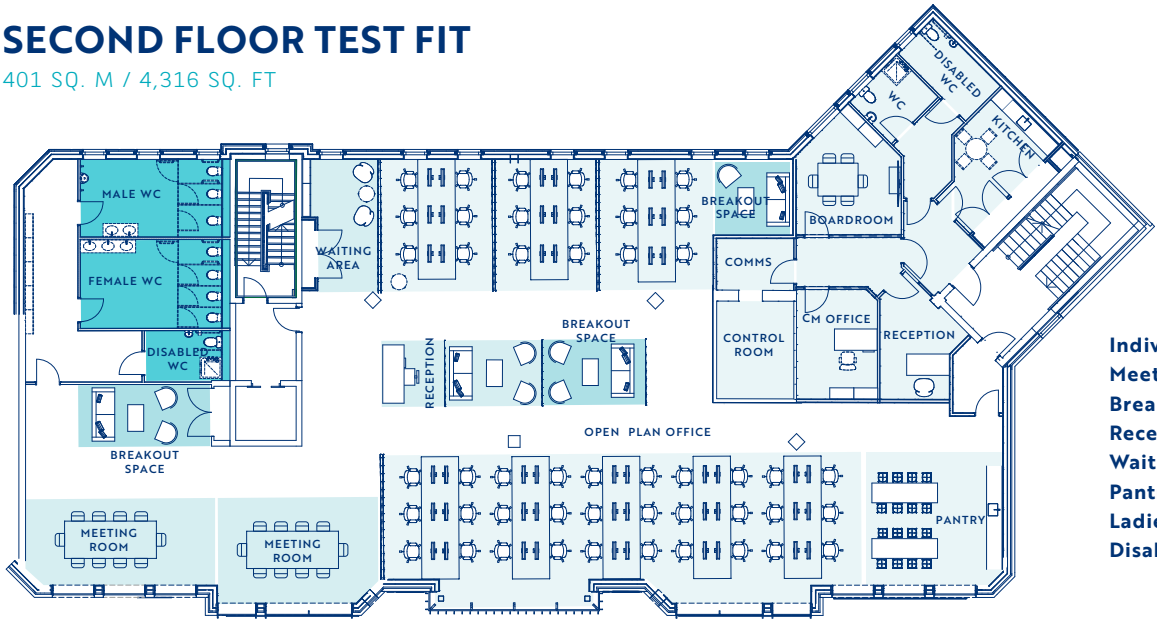
436 SQ. M / 4,692 SQ. FT



- Individual work stations 32
- Meeting rooms 1x10 person / 2x6 person
- Breakout spaces 3
- Reception area
- Waiting area
- Kitchen
- Ladies and Gents w/c
- Disabled w/c

SECOND FLOOR TEST FIT

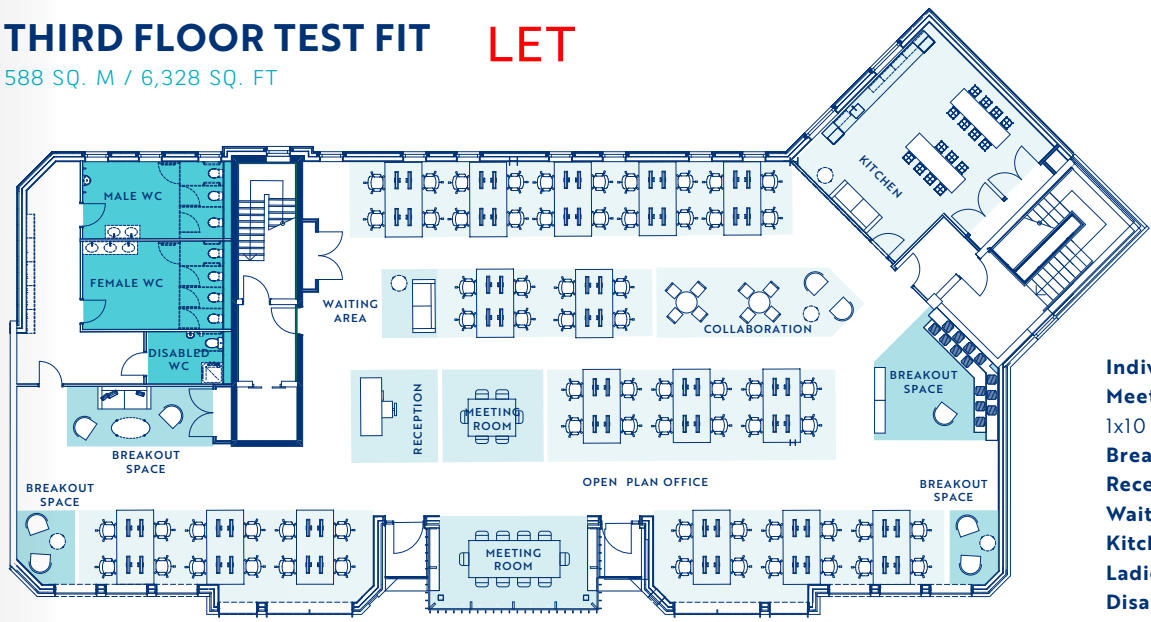
401 SQ. M / 4,316 SQ. FT



- Individual work stations 48
- Meeting rooms 2x10 person
- Breakout spaces 4
- Reception area
- Waiting area
- Pantry
- Ladies & Gents w/c
- Disabled w/c

THIRD FLOOR TEST FIT LET

588 SQ. M / 6,328 SQ. FT



- Individual work stations 64
- Meeting rooms 1x10 person / 1x6 person
- Breakout spaces 4
- Reception area
- Waiting area
- Kitchen
- Ladies and Gents w/c
- Disabled w/c

SCHEDULE OF ACCOMMODATION

Please note that all measurements are on a net internal basis.

FLOOR	USAGE	AREA (SQ. M)	AREA (SQ. FT)
First	Office	436	4,692
Second	Office	401	4,316
TOTAL	OFFICE	837	9,008

All intending tenant(s) are specifically advised to verify the floor areas and to undertake their own due diligence.

SPECIFICATIONS

STRUCTURE

Slab to slab heights –
Typically 3.3 metres.
Floor to ceiling heights –
Typically 2.9 metres.

EXTERNAL & INTERNAL WALLS

Cladding finish – Cladding finish. New brick external leaf to front façade, with Sto render finish to rear façade.

Partitions – Gyproc or equal and approved partitions comprising 70mm galvanised metal stud sections installed at 450mm centres, 50mm thick insulation with 12.5mm Gyproc boards either side, 2 hour fire rated where required.

Window system – The façade will consist of punch windows with metal mullions to the rear elevation with double glazing and a curtain walling glazing solution to front façade.

FLOOR FINISHES

Solid floors

Common areas & stair floor finish – Porcelain tiles in selected colours with appropriate grout and in accordance with CP202. Selected carpet tiles on stairs with proprietary nosings.

CEILING FINISHES

Exposed ceiling finish with spray applied acoustic finish or similar approved. Plasterboard bulkheads to all perimeter window and wall abutments and edge conditions generally.

INTERNAL DOORS

Doors will be single or double leaf veneered solid doors and frames to core areas, fire rated where necessary. Ironmongery will be selected to match existing building ironmongery standards.

PASSENGER LIFT

A new high speed passenger lift. Interior finishes – metal and glass faced walls with control console, tiled floor finishes to selected colours.

WC

New sanitary ware including wash hand basins, urinals, toilets and accessories. New panel cubicle system to selected colour/finish.

ROOF FINISHES

Plant areas for tenant plant.

MECHANICAL SERVICES

Air-conditioning in all office areas via ceiling mounted VRF cassette unit. Mechanical ventilation is provided to each floorplate from central air handling unit located on the roof.

Toilet core shall have mechanical extract ventilation.

WATER SERVICES

Boosted mains water service provided to each floorplate with water storage tanks located on roof level.

FIRE SERVICES

Addressable fire alarm system to be provided to comply with IS 3218 2013. Emergency lighting system to be provided to comply with IS 3218 2013.

ELECTRICAL SERVICES

Sub distribution boards for tenant areas.

ESB switch room in basement.

LIGHTING

LED lighting with Local PIR controls.

SECURITY SYSTEM

Access control system to landlord areas. Wireways for tenant access control point at entry.

ICT SERVICES (BASEMENT)

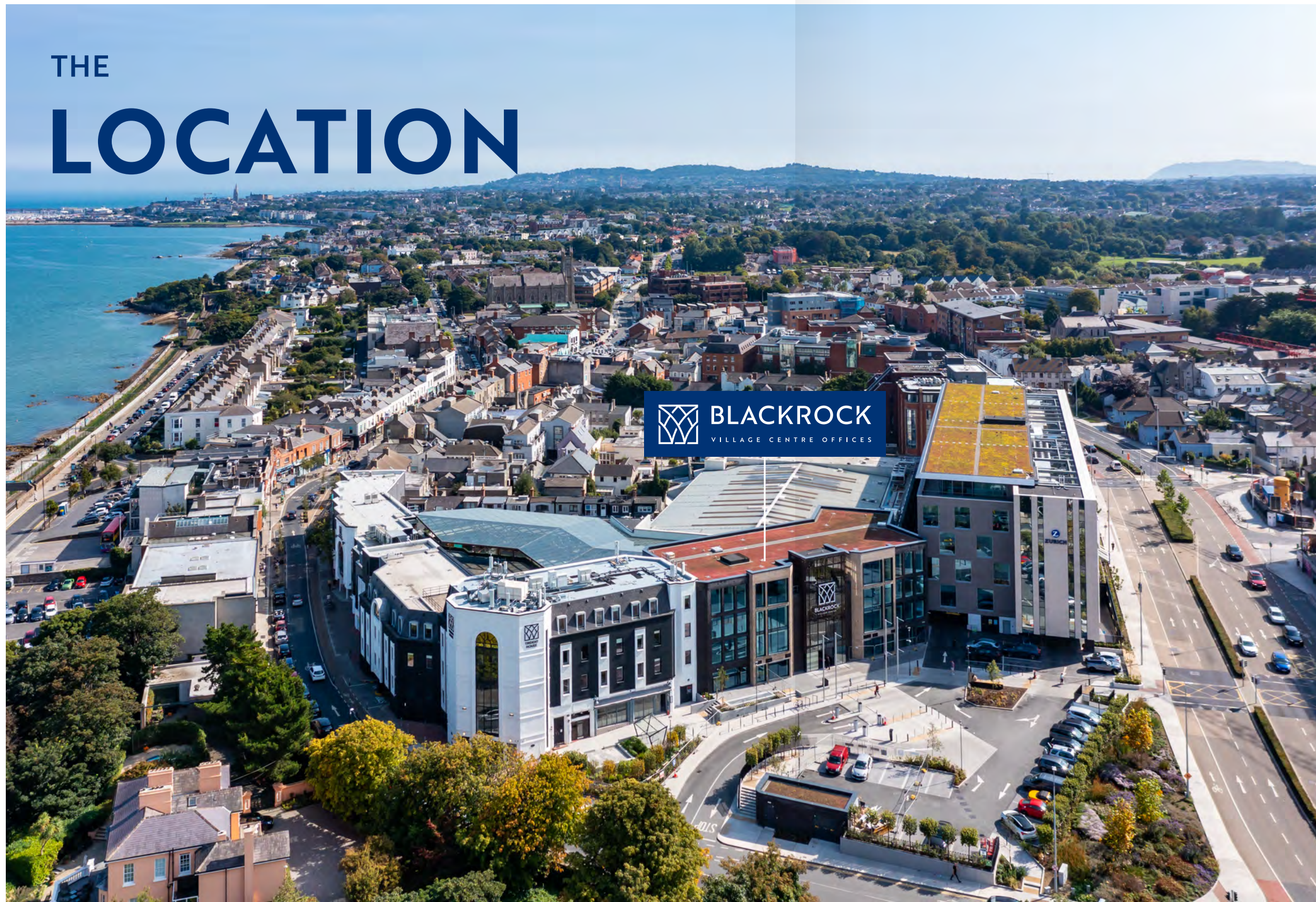
Car space allocation –
Subject to agreement with Landlord.

Bike space allocation –
Subject to agreement with Landlord.

Changing rooms – Changing rooms within WC block with showers to local standards.

The offices are finished to the highest of modern specifications.

THE LOCATION



 **BLACKROCK**
VILLAGE CENTRE OFFICES

There are many national and multinational corporate occupiers located in the surrounding area including Zurich Life Assurance, Permanent TSB and Lionbridge.

Educational institutes in the surrounding area include UCD Smurfit Business School, Blackrock College, St. Andrews College and the Digital Marketing Institute

BLACKROCK VILLAGE CENTRE OFFICES

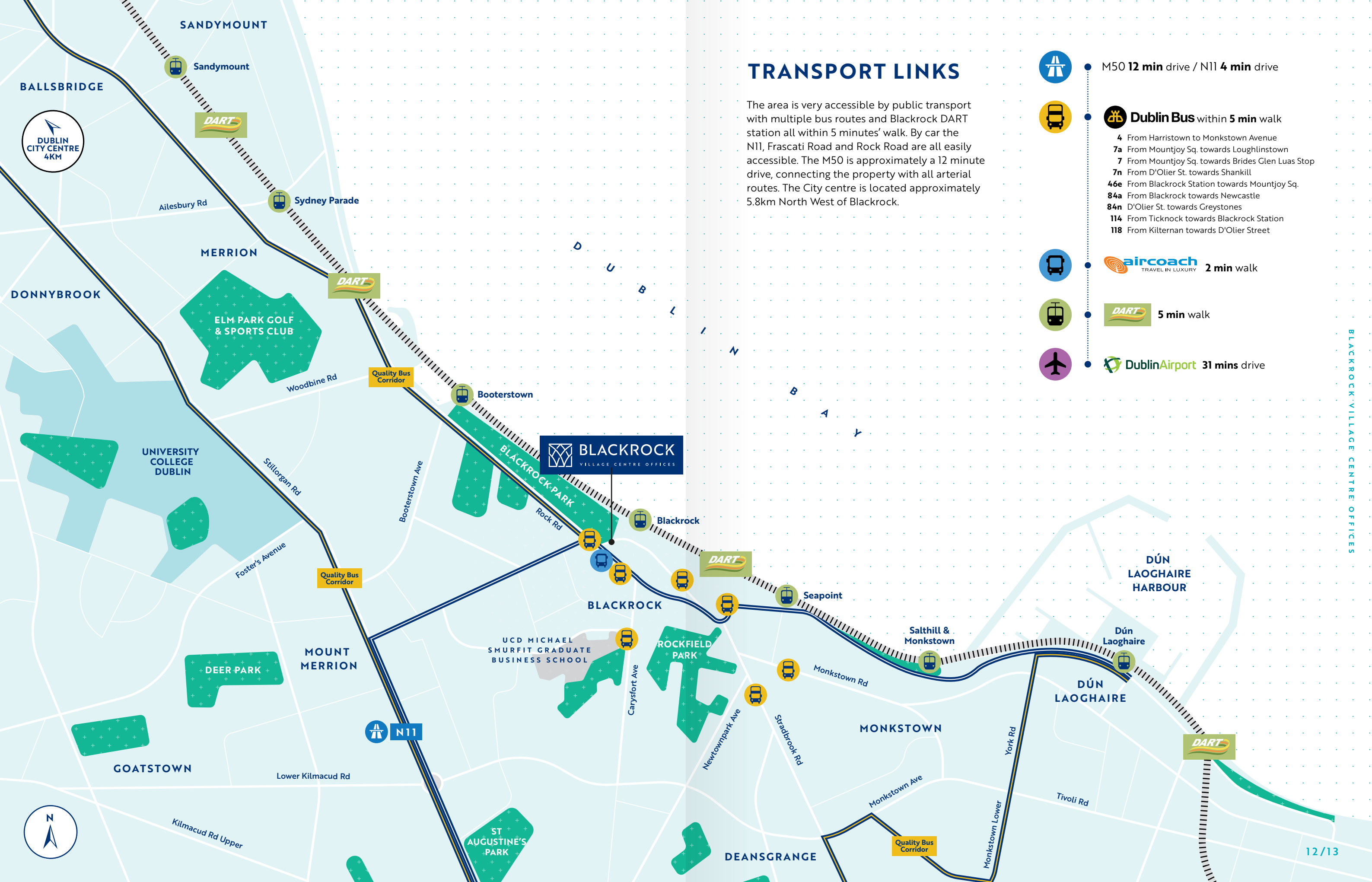
CURRENT OCCUPIERS
IN BLACKROCK



darta saving

Lionbridge

 Ulster Bank



TRANSPORT LINKS

The area is very accessible by public transport with multiple bus routes and Blackrock DART station all within 5 minutes' walk. By car the N11, Frascati Road and Rock Road are all easily accessible. The M50 is approximately a 12 minute drive, connecting the property with all arterial routes. The City centre is located approximately 5.8km North West of Blackrock.

-  M50 **12 min** drive / N11 **4 min** drive
-  **Dublin Bus** within **5 min** walk
 - 4** From Harristown to Monkstown Avenue
 - 7a** From Mountjoy Sq. towards Loughlinstown
 - 7** From Mountjoy Sq. towards Brides Glen Luas Stop
 - 7n** From D'Olier St. towards Shankill
 - 46e** From Blackrock Station towards Mountjoy Sq.
 - 84a** From Blackrock towards Newcastle
 - 84n** D'Olier St. towards Greystones
 - 114** From Ticknock towards Blackrock Station
 - 118** From Kilternan towards D'Olier Street
-  **aircoach** TRAVEL IN LUXURY **2 min** walk
-  **DART** **5 min** walk
-  **DublinAirport** **31 mins** drive

AMENITIES

Incoming occupiers will benefit from a wide range of amenities including restaurants, cafés and shops located within the newly refurbished Blackrock Village Centre and Frascati Centre. Blackrock Main Street also plays host to a diverse range of shops and services that incoming Tenants can avail of.

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RAGE
DIEP
OLD POST OFFICE
SISI
LE PASTI
EL CELLER TAPAS
VANILLA POD EATERY
FIVE GUYS
- 

CAFFÉ NERO
STARBUCKS
INSOMNIA
BEWLEYS
CIAMEI CAFÉ
BEAR MARKET
- 

BLACKROCK PARK
EDUCOGYM
SEAPOINT BEACH
- 

THE THREE TUN TAVERN
BREFFNI LOUNGE
FLASH HARRY'S
JACK O'ROURKES
WICKED WOLF
- 

MARKS & SPENCER'S
ALDI
BOOTS
SUPERVALU
DEBENHAMS
FRAN AND JANE
KHAN
PETER MARK

BLACKROCK VILLAGE CENTRE OFFICES



Blackrock Shopping Centre



Blackrock is home to a variety of restaurants, bars & cafés



Five guys



The tranquil surrounds of Blackrock Park are just 2 mins away



DESIGN TEAM

DEVELOPER



PROJECT MANAGERS



PROJECT ARCHITECTS



CONSTRUCTION CONTRACTOR



COST CONSULTANT



MECHANICAL & ELECTRICAL ENGINEERS



FIRE SAFETY CONSULTANTS



CERTIFICATION TEAM



LANDSCAPE ARCHITECT



FURTHER INFORMATION

QUOTING RENT

€32.50 per sq.ft per annum

RATES

To be confirmed

SERVICE CHARGE

€2.35 per sq.ft per annum

BER



AVAILABILITY

Immediately

CONTACT DETAILS

For further information or to arrange an appointment please contact:



57 Adelaide Road
Dublin 2, D02 Y3C6
+353 (0) 1 661 1233
PSRA No: 002702
realestate.bnpparibas.ie

KEITH O'NEILL

keith.oneill@bnpparibas.com
+353 (86) 857 9696

JOHN CANNON

john.cannon@bnpparibas.com
+353 (87) 396 6725

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