









OFFICES TO LET

## **Plunkett House Grange Castle Business Park, Dublin**

Exceptional Office Space in a World-Class Business Campus



## Key Highlights

-  – From 461 - 5,475 Sq. m. (4,962 - 58,933 Sq. ft.)
-  – Very Generous Provision – 4 Spaces per 100 sq. m.
-  – Full Service Canteen, Gym and Coffee Dock
-  – Air Conditioning, Raised Access Floors, etc.
-  – Full Tenant Fit-Out in Place
-  – No. 13 Dublin Bus Route Stops at Site Entrance and the No.s 68, 151 and W4 Also Service the Park.



## Grange Castle Business Park

World-class business campus that is home to Pfizer, Google, Microsoft, Takeda, Grifols, Interxion, EdgeConneX and CyrusOne. Beautifully landscaped and managed environment with 24/7 on-site security.

Situated on the T50 fibre route and with significant power supply available. Located on the Outer Ring Road which provides very swift access to the M50 Motorway, N7, N4, Dublin Airport and the Port Tunnel. The Park is serviced by four Dublin Bus Routes.

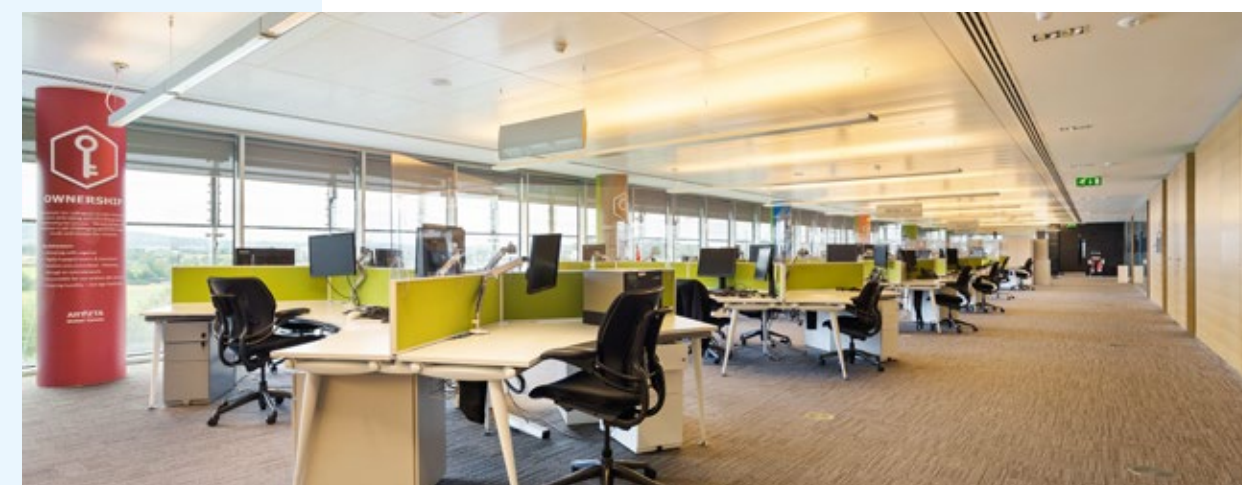




**GPS:** 53.322600, -6.456834



**Eircode:** D22 E9R0



## Drive Times

Location	Mins
N7	6
N4	7
M50	9
Dublin Airport	21
Port Tunnel	21
City Centre	19

Source: Google Maps (without traffic)





Typical Floor Plan



Description

Fully fitted modern offices available on a part floor or full floor basis. All tenants have access to informal meeting areas and coffee dock in the atrium, reception service, gymnasium, and full service canteen which is operated by Aramark. Built to the highest standards in 2008, this 5-storey office building has a striking design and is beautifully finished with stone and curtain wall glazing. Access is via a 4-storey glazed atrium which houses the reception and informal seating areas, providing an excellent corporate image. There is full time security at the barrier controlled entrance to the property, leading to a large surface car park. The car parking provision is generous with 4 spaces available per 100 sq. m. of offices. There is a bus stop at the site entrance which is serviced by the No. 13 Dublin Bus Route and the No. 68 is within a further 3 mins walk.



The specification includes:

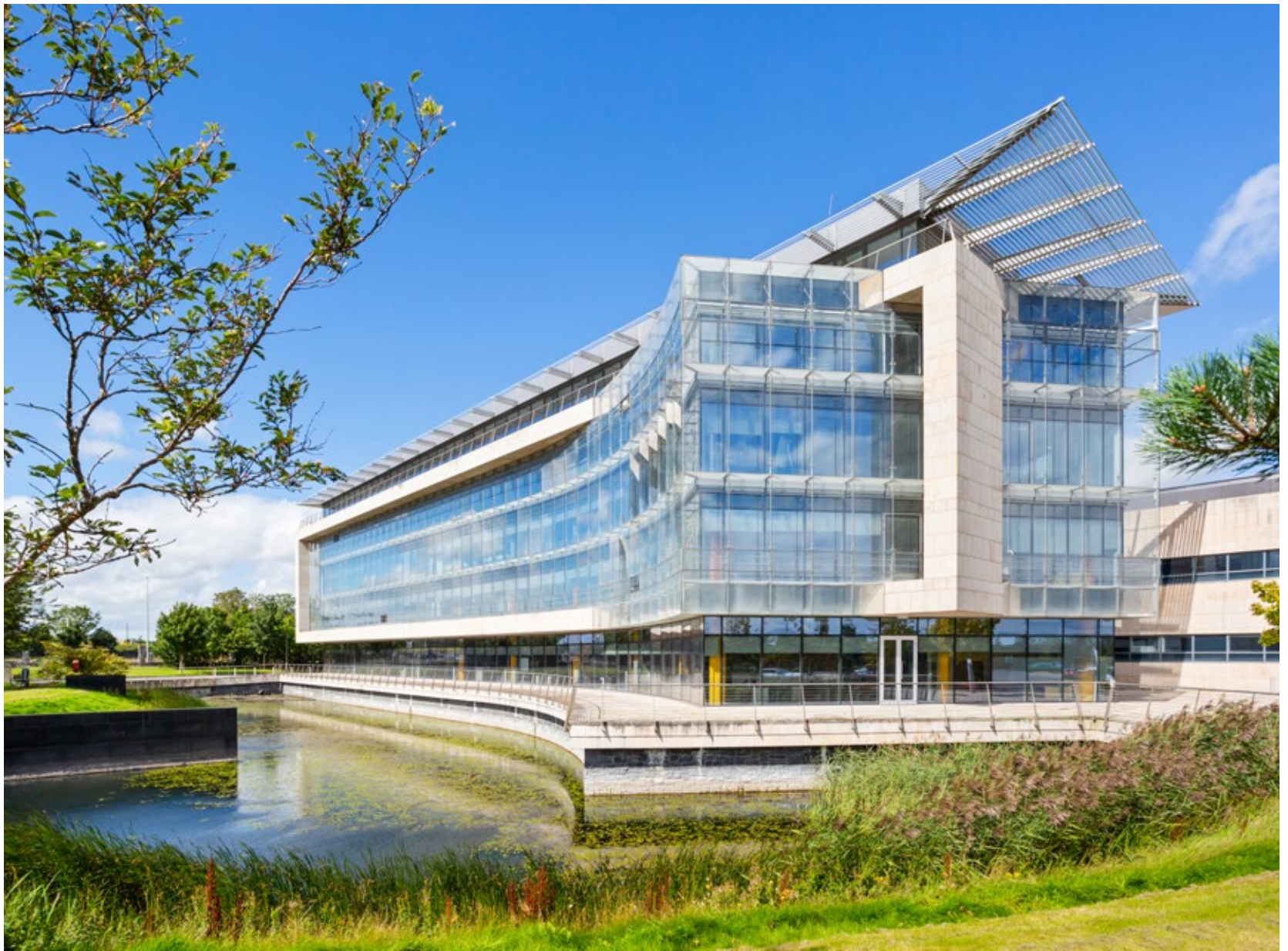
- 4 pipe fan coil air conditioning.
- Raised access floors.
- Suspended ceilings with recessed light fittings.
- High quality, glazed partitioning systems.
- 2 No. passenger lifts serving all floors.
- Fully tiled ladies, gents and disabled WCs on each floor.
- Fourth floor benefits from a wraparound balcony and terrace.

Accommodation

Measurement application – gross internal.

Floor	Suite A (Sq. m.)	Car Parking	Suite B (Sq. m.)	Car Parking	Total (Sq. m.)	Car Parking
Ground	617	25	461	18	1,078	43
First	664	27	481	19	1,145	46
Second	654	26	470	19	1,124	45
Third	654	26	470	19	1,124	45
Fourth					1,004	40
Total					5,475	219





## BER Details

BER: C2



BER No: 800757692

Energy Performance Indicator: 265.66 kWh/m<sup>2</sup>/yr

## Terms

Lease terms, rent and outgoings - on application.



**Kevin McHugh**

E: [kmchugh@harvey.ie](mailto:kmchugh@harvey.ie)

**Kieran Casey**

E: [kcasey@harvey.ie](mailto:kcasey@harvey.ie)

**Tel: 01 453 2755 | [www.harvey.ie](http://www.harvey.ie)**

PRSA Licence No. 002027

Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.