

T O L E T

U N I T D 6

T W O S T O R E Y
S E L F - C O N T A I N E D O F F I C E

S O U T H C I T Y B U S I N E S S P A R K
T A L L A G H T , D U B L I N 2 4

LOCATION

Unit D6 is located in the South City Business Centre, which is an actively managed secure development within the overall South City Business Park.

The park is located south of the N81, approximately 1.7 km away from the Outer Ring Road, which connects the N81 with the N7 and N4. Due to its links to both the M7 and M9, the location provides convenient access to the whole country. Additionally, as the unit is easily commutable by bus and LUAS, occupants of the facility are able to take advantage of the area's excellent public transportation.

The unit is zoned EP2: 'to facilitate opportunities for manufacturing, Research and Development facilities, light industry, and employment and enterprise related uses in industrial areas and business parks.' Where the properties in the vicinity are predominantly

in industrial use, a number of the units accommodate office use. The business district in Tallaght is home to numerous multinational corporations including Amazon, Johnson & Johnson, Nestlé, Renault, Cabot Financial Ireland Ltd, United Drug and the Road Safety Authority.

Unit D6 benefits from a wide range of amenities that include The Square Shopping Centre, The Plaza Hotel, The Glashauss Hotel, UCI Cinema, Numerous Gyms and many more. The Square Shopping Centre provides everything from food to fashion with Dunnes Stores, Tesco and Heaton's to name a few.





DESCRIPTION

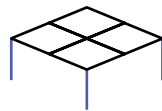
Situated over two-storeys, Unit D6 is a mid-terraced, self-contained office building which extends to 309 sq. m. (3,320 sq. ft.).

The unit benefits from a turnkey fit out which maximises the utilisation of space through the mix of open plan office space and executive offices/meeting rooms. The two levels in the unit offer versatile space that accommodates a reception area on the ground floor as well as a dedicated kitchenette located on the first floor. The first floor of the unit is accessed via two stairwells located to the front and rear of the unit.

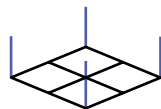
Floor	Sq. m (GIA)	Sq.ft (GIA)
Ground Floor	154.5	1,660
First Floor	154.5	1,660
Total	309	3,320



INTERNAL
FEATURES
INCLUDE



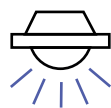
RAISED ACCESS
FLOORS



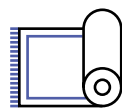
SUSPENDED
CEILINGS



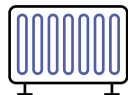
FLOOR BOXES WIRED
FOR POWER



RECESSED PIR
LIGHTING



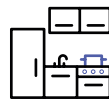
FULLY
CARPETED



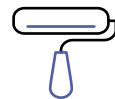
GAS FIRED CENRAL
HEATING



AIR
CONDITIONING



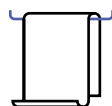
KITCHENETTE
FACILITIES



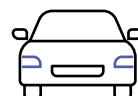
PLASTERED AND PAINTED
WALLS AND CEILINGS



SECURITY AND FIRE
ALARM

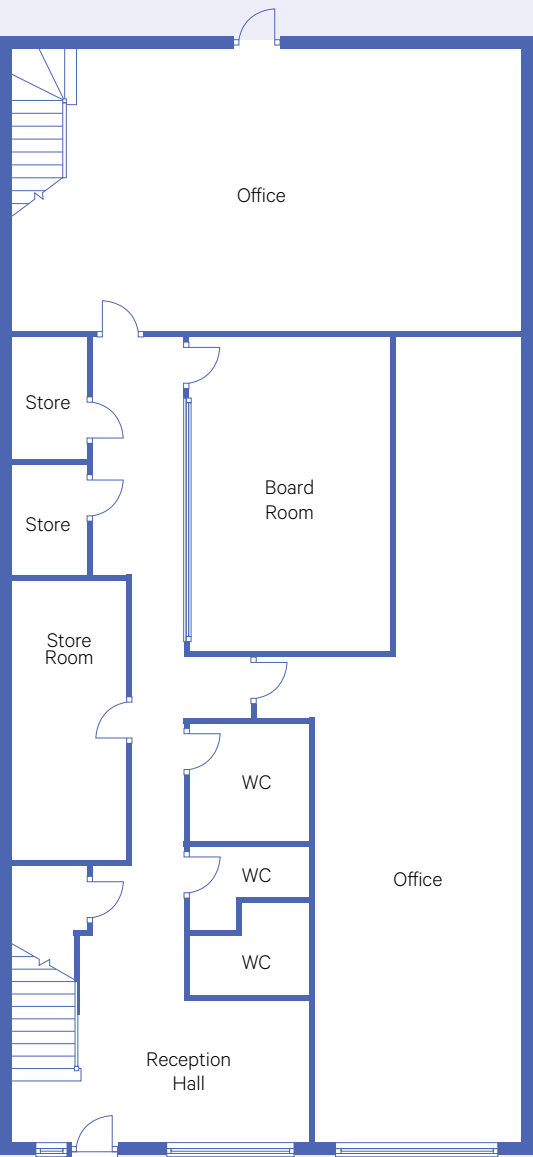


LADIES & GENTS
BATHROOMS

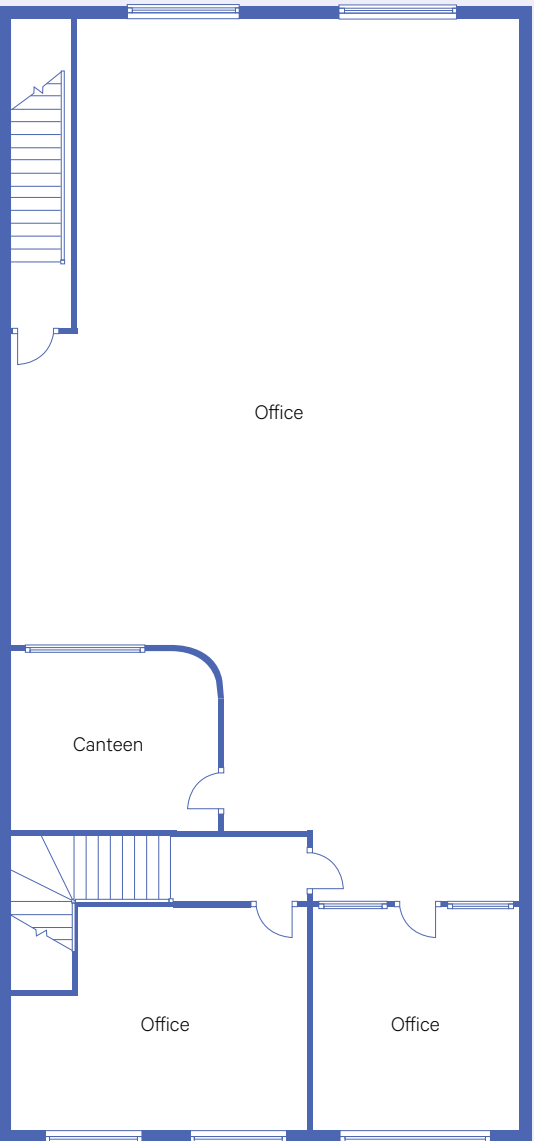


ON-SITE
PARKING

FLOOR
PLANS



Ground Floor



First Floor

FURTHER INFORMATION

RENT

Rent on application.

RATES

The 2023 rates liability equates
to €4.02 per sq. ft. p.a.

BER



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REAL ESTATE**

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Disclaimer:

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