



Classon House

DUNDRUM BUSINESS PARK, DUBLIN 14

UNITS 1-4 & 11
FITTED OFFICES TO LET

Classon House was constructed in 2008 by John Paul Construction and designed by award winning Architect Henry J Lyons.

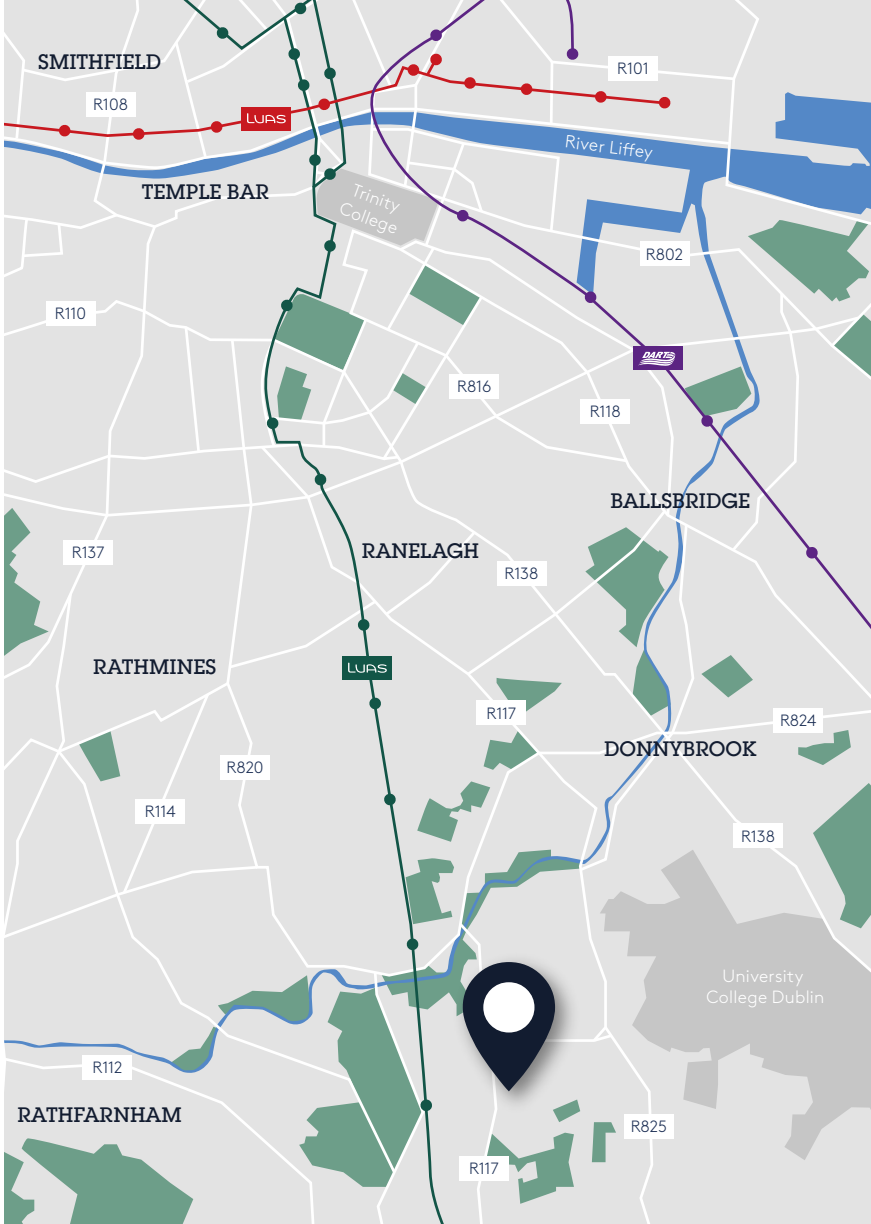
The property design maximises daylight throughout with an impressive four storey central atrium with natural stone finish flooring and timber inserts, timber wall panelling, with glazing and feature lighting throughout. This imposing atrium gives the building a distinct identity and prestigious character with centre piece staircase onto each level's gallery. The floors are also accessed via two sets of double lifts at either end of the building.



Units 1-4 & 11 provide bright, flexible and efficient floor plates comprising of a mixture of open plan and cellular office accommodation. Unit 1-4 is located on the ground floor and Unit 11 is located on the first floor and accessed via two sets of double lifts at either end of the building. There are two basement levels of car parking providing ample car spaces. In addition, the basement has excellent shower and locker facilities along with secure parking for bicycles.

Specification

- Flexible & efficient floor plates
- Impressive reception and lobby areas
- Raised access floors with carpet finish
- Floor boxes wired for power and data cabling
- Suspended ceilings with recessed light fittings
- 2.7 metre floor to ceiling height
- Air conditioning
- Double level underground basement car park
- Male and female shower and changing facilities

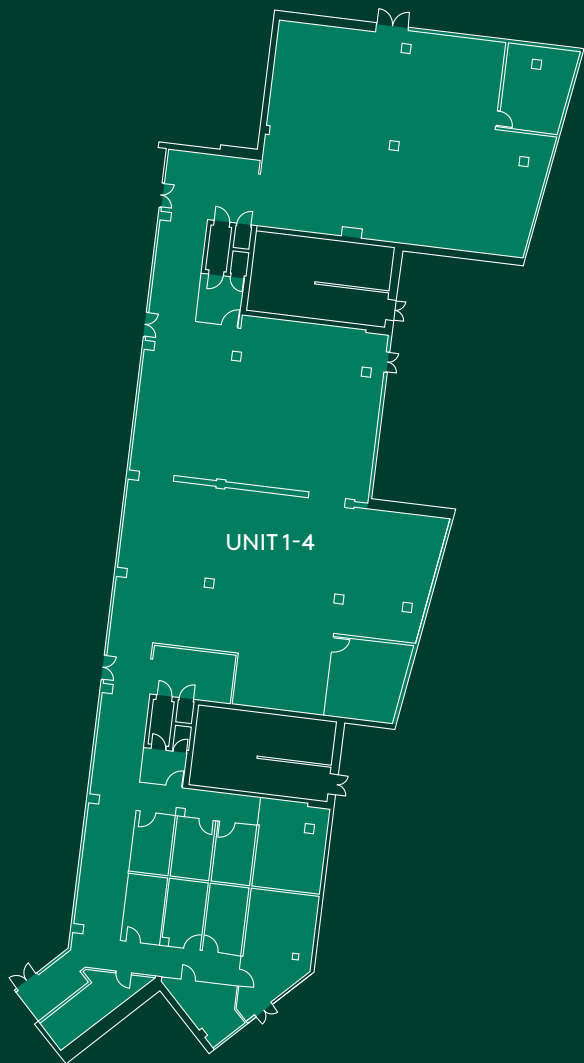


Location

Classon House is a modern office building located in Dundrum Business Park approximately 7km from Dublin city centre. This well-established business park is home to high class occupiers such as Cartrawler, BT and Stone House Marketing. Classon House is located within close proximity to Clonskeagh, Ranelagh and Churchtown. Dundrum village is located just 1.25 km away which is home to Ireland's premier shopping centre, Dundrum Town Centre.

Transport

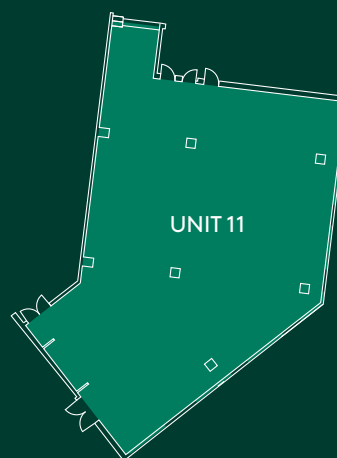
Classon House has excellent public transport links. It benefits not only from being within close proximity of the N11 and M50 Motorway but the property is also within walking distance to the Green LUAS line at Windy Arbour serving Dublin City Centre, a 10 minute journey, and the Dublin commuter suburban areas. Dundrum Road is also served by numerous bus routes linking suburban and city centre locations.



Floor Plans

Unit	Sq. M.	Sq. Ft.	Car Parking
Unit 1-4	782	8,418	16
Unit 11	249	2,677	4
Total	1,031	11,095	20

Measured on a GIA basis.
Floorplans for illustrative purposes only.



Further Information

Rent

On Application

Inspection

Through sole letting agents
BNP Paribas Real Estate

Lease

Available on flexible new
lease terms

Contact Details



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