



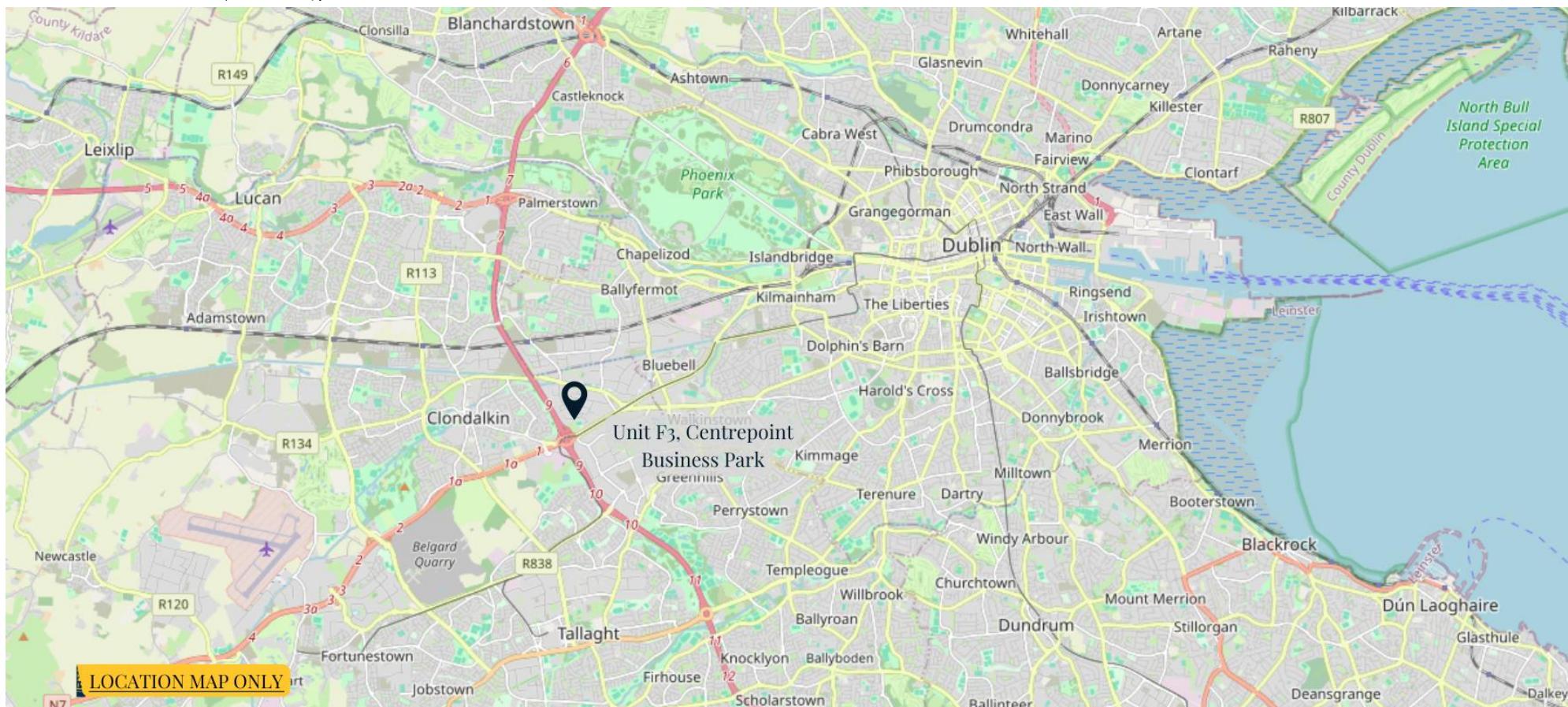
**UNIT F3**  
Centrepoint Business Park  
Oak Road | Dublin 12 | D12 Y181

# LOCATION

Centre Point Business Park is strategically located just off Oak Road in Dublin 12. The park lies approximately 3km east of Clondalkin Village, 5km west of Crumlin and 9km west of Dublin City Centre, offering an ideal balance between suburban convenience and city accessibility.

The property benefits from excellent connectivity, with direct access to the M50 Motorway via the nearby Red Cow Interchange (Junction 9). It is situated within a well-established commercial area, surrounded by prominent business and industrial hubs including Western Business Park, Western Industrial Estate and JFK Industrial Estate, with Ballymount and Park West Industrial Estates also in close proximity.

Public transport links are readily available, with nearby bus services at Park West Hotel and Willow Road, the Kylemore Luas stop, and Cherry Orchard mainline rail station, ensuring convenient access for staff and visitors alike.

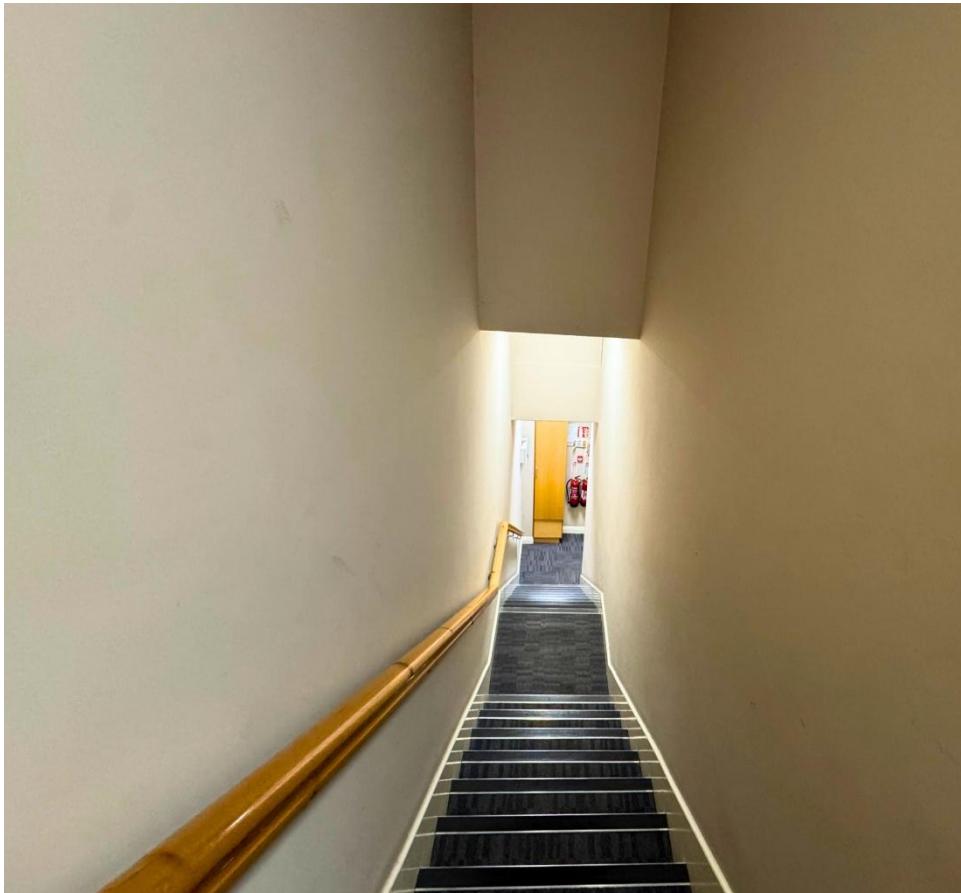


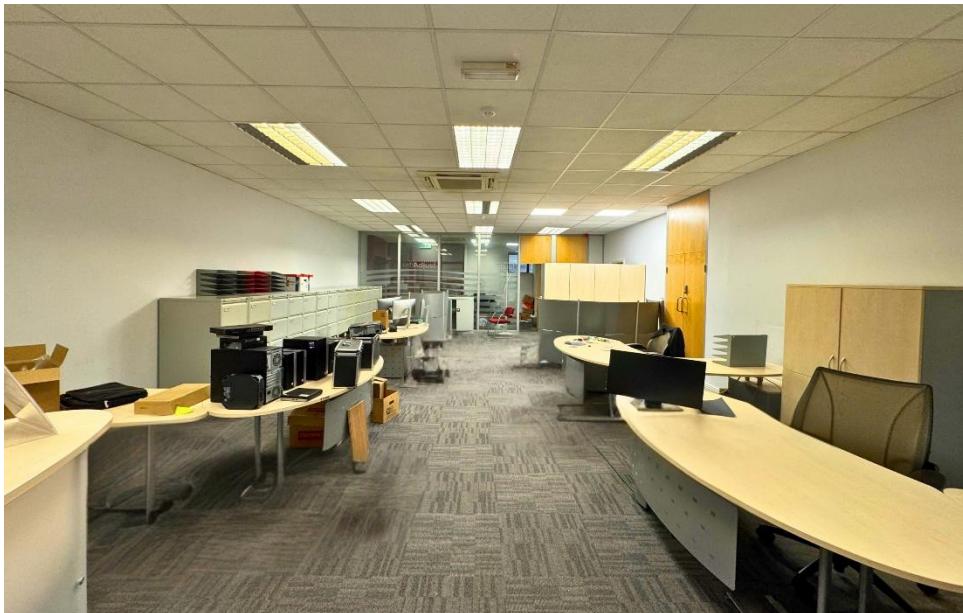
# DESCRIPTION

Unit F3 is a well-designed two-storey commercial unit offering a total floor area of 217 sqm, ideal for professional offices or business use. The property features office spaces on both the first and second floors, providing flexibility for multiple departments or private work areas.

The upper floor includes a kitchen/staff room and toilet facilities, ensuring convenience for staff and visitors. The layout is functional and efficient, supporting a productive working environment.

The unit benefits from ample car parking both at the front and rear of the building, offering easy access and added convenience. With its practical amenities, generous space, and excellent parking provision, Unit F3 presents an excellent opportunity for businesses seeking a comfortable and well-located office space.







**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:  
€369,000 excluding VAT**

**RATES:  
€2,655,12**

**SERVICE CHARGE:  
€2,062,32**

**BER:**

**BER C2**



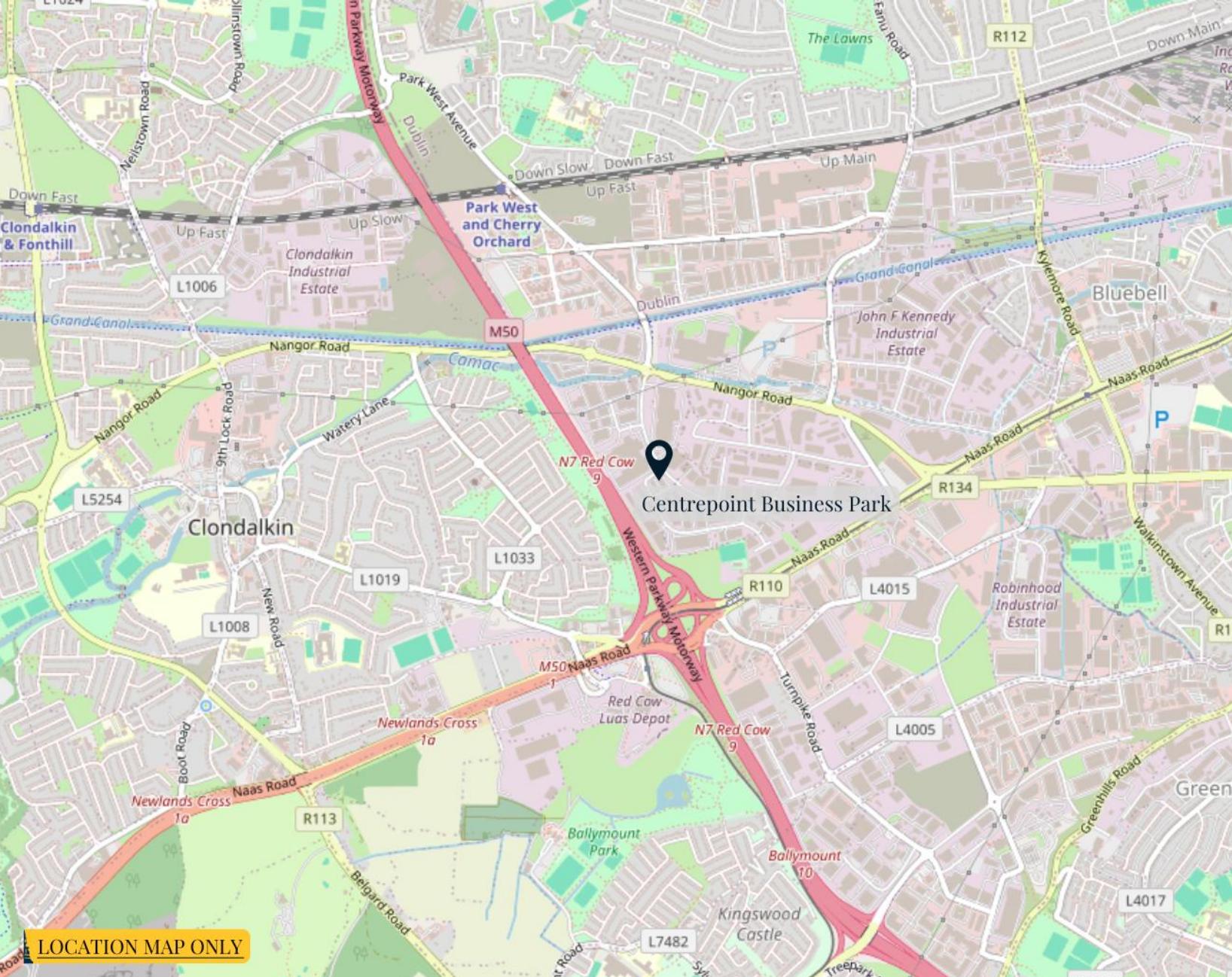
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