

TO LET

FULLY FITTED, HIGH QUALITY, OFFICE ACCOMMODATION

# The Grange Offices

STILLORGAN, CO. DUBLIN



# HIGHLIGHTS



Highly accessible location



Ample on site car parking



Office suites ranging from 2,822sq. ft to 11,168 sq. ft.



Available immediately on new flexible lease terms



# LOCATION

Strategically positioned adjacent to the N11 dual carriageway, The Grange benefits from immediate access to Dublin City Centre, the M50 motorway and the wider national road network. The area is well served by multiple Dublin bus routes, while the Luas green line is easily accessible at the Sandyford park & ride stop. Dedicated cycle lanes also offer commuters a safe and direct route to the city centre.

Amenities in the surrounding area include the Stillorgan Village Centre, Beacon South Quarter, Leopardstown racecourse, West Wood Club, Giraffe Childcare & The Leopardstown Inn.

## DESCRIPTION

The Grange is a modern five-storey office building which provides high-quality & efficient workspace for occupiers. The available accommodation extends to approximately 29,415 sq. ft. across the ground, 1<sup>st</sup> & 2<sup>nd</sup> floors, with single suites ranging from 2,882 sq. ft. to 11,168 sq. ft.

The impressive double-height reception area provides a modern and welcoming first impression to tenants & visitors alike. The floor plates are flexible, efficient and can be adapted to suite a variety of business needs. All floors benefit from floor to ceiling windows, which allows for excellent natural light throughout.

The property enjoys ample car parking at basement level as well as secure bicycle parking & shower facilities.

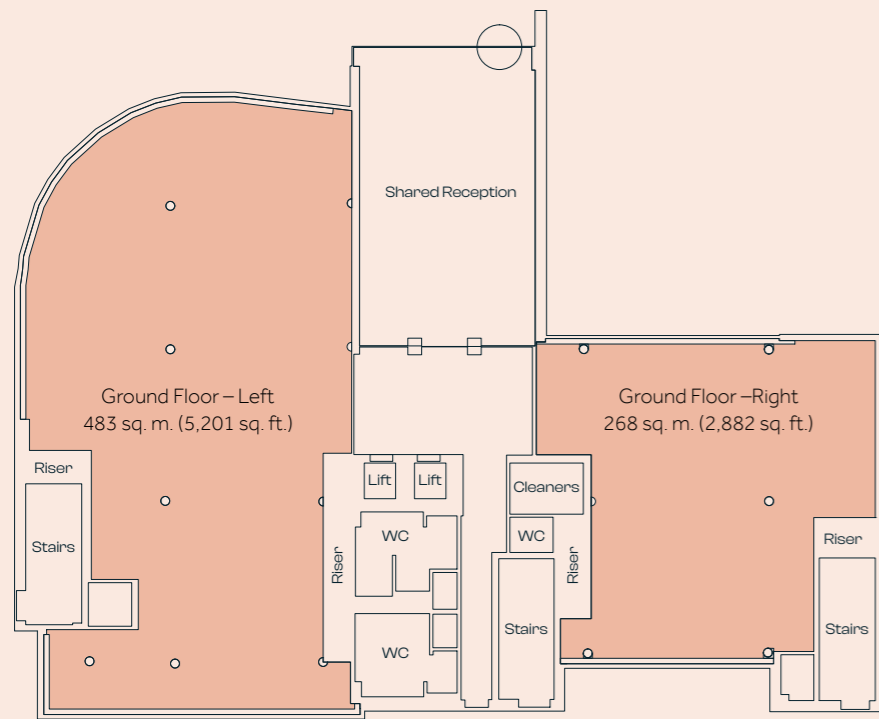




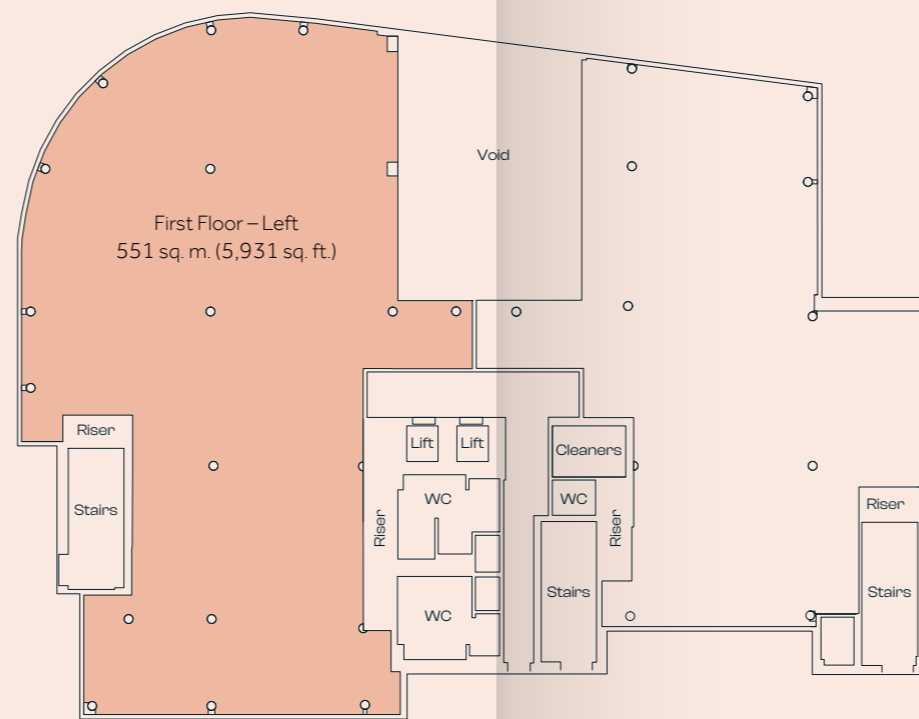
## SPECIFICATION

- Raised Access Floors
- Floor boxes wired for power & data
- Carpet tiles throughout
- Open Plan & Cellular offices
- Suspended ceilings
- LED lighting
- Air conditioning
- Kitchenette
- Comms Room
- Ladies, Gents & Disabled toilet facilities
- Passenger lifts (x2)
- BER: C3

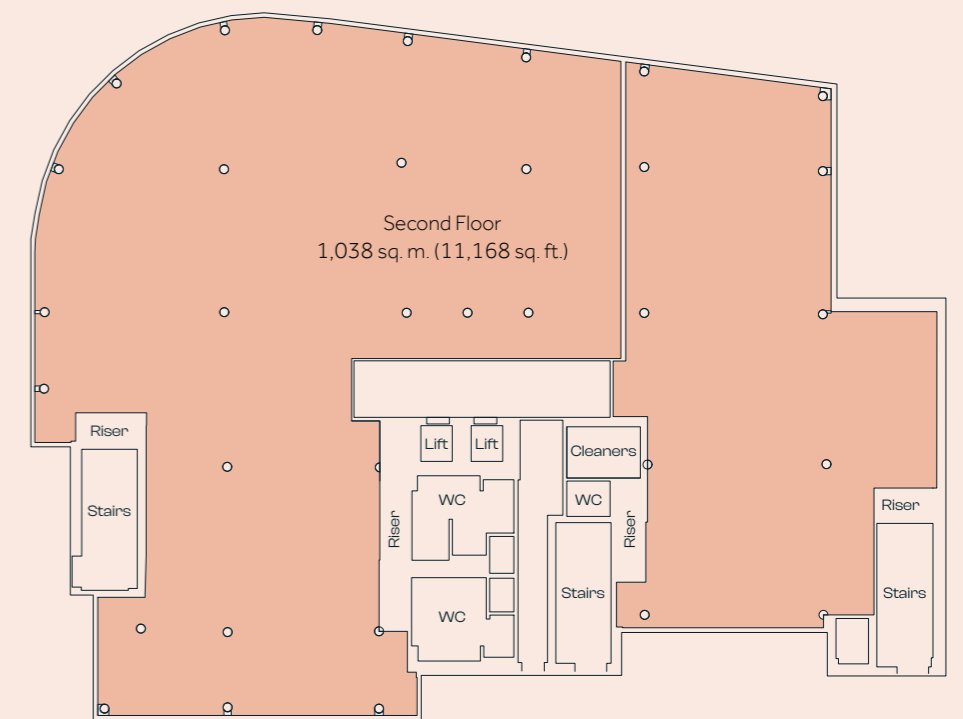
## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## SCHEDULE OF ACCOMMODATION

Level	Sq.M. (G.I.A)	Sq.Ft. (G.I.A)
Ground Floor – Left	483	5,201
Ground Floor – Right	268	2,882
First Floor – Left	551	5,931
Second Floor	1,038	11,168

Measurement survey carried out by Hollis



## FURTHER INFORMATION

### Quoting Rent

€27.50 per sq. ft. per annum

### Lease Terms

Available on new flexible lease terms

### Service Charge

The 2026 service charge liability equates to €88.05 per sq. m. (€8.18 per sq. ft.) per annum

### Rates

The 2026 rates liability equates to approximately €46.61 per sq. m. (€4.33 per sq. ft.) per annum

### Viewings strictly by appointment through joint letting agents

BNP Paribas Real Estate & Turley Property Advisors

### For further information please contact:



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