

TO LET

2nd Floor

LA VALLEE HOUSE

Upper Dargle Road, Bray, Co Wicklow

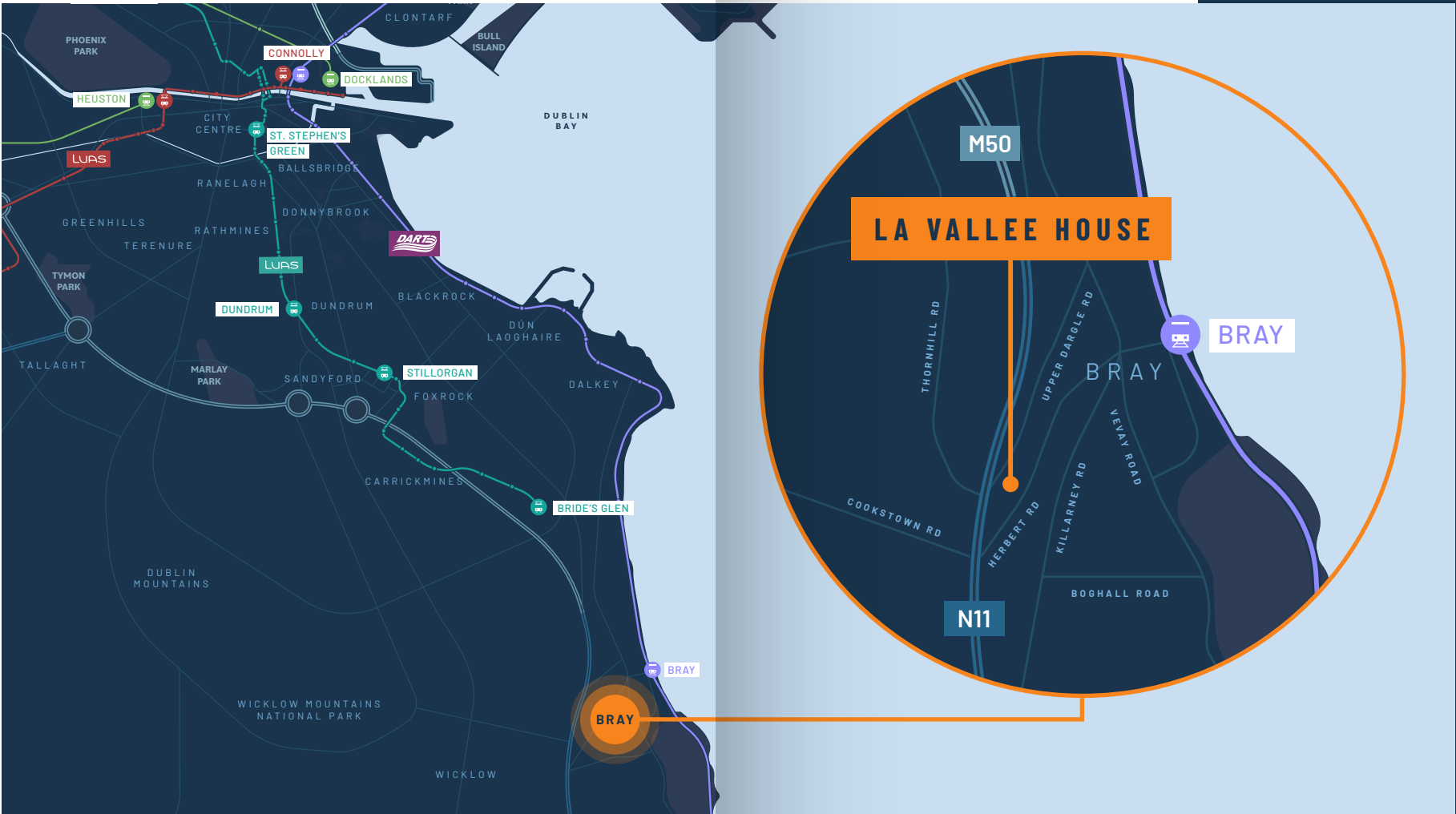


DESCRIPTION

La Vallee House comprises a prominent detached three-storey over basement office building extending to a gross internal area of approx. 15,173 sq. ft.

The property forms part of a wider mixed use development including a Creche and apartments overlooking the River Dargle.

The first floor extends to 5,069 sq. ft. of high quality, fully fitted and furnished office accommodation. It incorporates a mix of open office space to accommodate 28 work stations, 6 executive offices / meeting rooms, training area / break out space and a kitchenette. The property also benefits from 20 on-site parking spaces, bicycle storage and a shower.



LOCATION

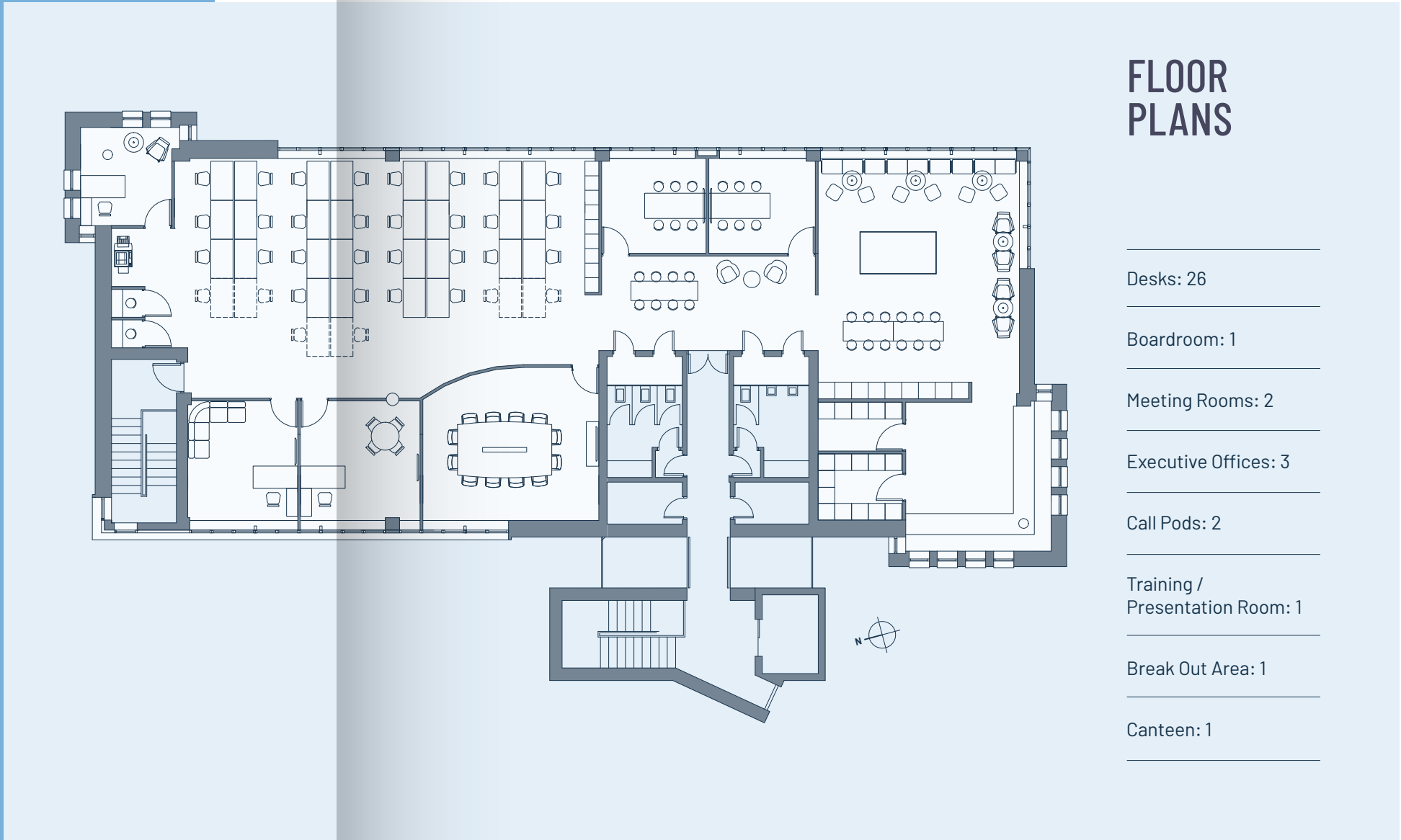
La Vallee House is located on the west side of Bray directly next to Junction 6 of the M11 Dublin / Rosslare motorway, with direct access to the M50.

The property is located approx. 2 km from Bray Town Centre via the Upper Dargle Road and is easily accessible to Dublin City which is located approx. 21 km north of the property.

Bray Town Centre offers a wealth of amenities including restaurants, pubs, hotels, theatres and numerous shops. Commuter links are provided by rail, bus, DART and the M11 and M50 motorways. The LUAS green line is available at Brides Glen just 7km north of the property. Several bus routes also service the area.

SPECIFICATION

- Raised access floors
- Floor boxes wired for power & data cabling
- Exposed ceilings with suspended LED lighting
- Air conditioning
- 1 x high speed passenger lift
- Secure bicycle spaces
- Shower facilities





FURTHER INFORMATION & CONTACTS

Quoting Rent

On application

Rates

The 2025 Local Authority rates equate to €3.83 per sq. ft.

Service Charge: To be confirmed

Lease Terms: Available by way of assignment / sublease

BER: To be confirmed

Viewings strictly by appointment through sole letting agents BNP Paribas Real Estate.



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