

TO LET OFFICE SUITES AT NUTGROVE RETAIL PARK

Rathfarnham, Dublin 14



Key Benefits

- Excellent public transport
- Surrounded by an abundance of amenities
- Excellent Views
- Surface & basement car spaces

Location

The subject offices are located within the highly successful Nutgrove Retail Park. This highly successful retail centre is located at the junction of Nutgrove Avenue and Whitehall Road. This great location is likely to be attractive to a range of occupiers seeking quality office accommodation within an abundance of amenities nearby.

The Nutgrove Retail Park is situated approximately 5 km east of the M50 Motorway and 7 km south of Dublin City Centre.

The offices have excellent profile and an abundance of on-site car parking. Other occupiers within the building include the HSE while Nutgrove Retail Park is home to Homebase, Harvey Norman, Aldi, Harry Corry and Energie Fitness.

The area is well served by public transport being located along a QBC; the routes include number 16, 16A, 16C, 17 and 75.

Contacts

Alan Moran

t: 01 618 5563

e: alan.moran@cbre.com

Aoife Reilly

t: 01 618 5706

e: aoife.reilly@cbre.com



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CBRE

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Description

This modern and well-presented property consists of office accommodation above ground floor retail units. The available office accommodation is located on the first and third floors. The units provide a mix of open plan and cellular space with an abundance of natural light. All floors are served by a lift from ground level.

Schedule of Accommodation

Description	Sq M	Sq Ft
Unit 8 – First Floor	451	4,855
Unit 12 – Third Floor	500	5,381
Unit 13 – Third Floor	414	4,456
Total	1,365	14,692

BER Certificates For Units

UNIT 8

BER Rating: D2

BER No: 800192338

Energy Performance Indicator: 626.09 kWh/m²/yr1.82

UNIT 12

BER Rating: D1

BER No: 800192049

Energy Performance Indicator: 592.9 kWh/m²/yr1.5

UNIT 13

BER Rating: G

BER No: 800192031

Energy Performance Indicator: 4241.23 kWh/m²/yr9.84

Lease Term

Flexible new lease terms.

Viewing

Strictly by appointment with the sole letting agents CBRE.

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Alan Moran

t: 01 618 5563

e: alan.moran@cbre.com

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Unit 8

Unit 8 was previously in use as a Doctors Clinic so is fully fitted to include:

- 7 no. consulting rooms with wash hand basins
- Canteen
- Comms room
- Male, female and disabled W.C. facilities

Unit 12

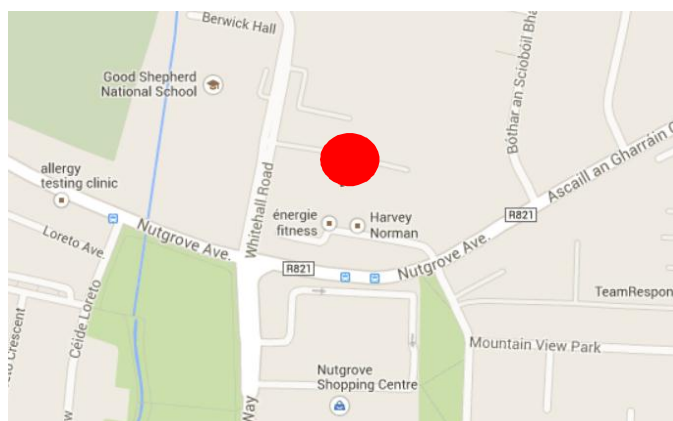
Unit 12 has the benefit of a full tenant fit out to include:

- Mixture of open plan and cellular glazed offices
- Fully fitted and tiled kitchen
- Raised Access Floors
- Suspended Ceilings
- Air Conditioning
- Plastered and Painted walls
- Male, female and disabled W.C. facilities and shower

Unit 13

Currently in shell and core condition but will be delivered with a landlord specification to include:

- Raised Access Floors
- Floor Boxes
- Suspended Ceilings
- Lighting
- Air Conditioning



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