

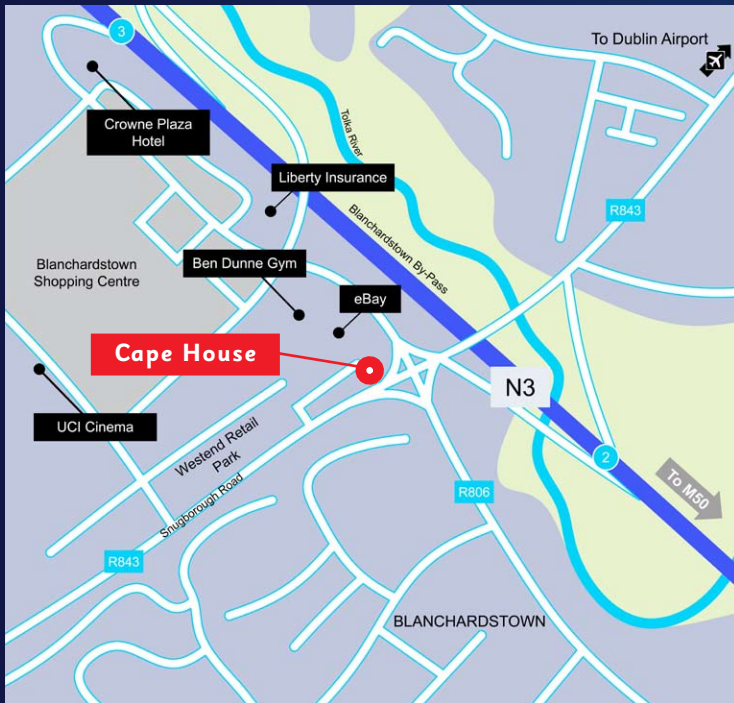


**Cape House, Westend Office Park,  
Blanchardstown,  
Dublin 15**



Fully Fitted First Floor Offices  
c. 386.5sq.m. / 4,160sq.ft.





## Location:

Westend Office Park offers the flexibility and convenience of a suburban location with the level of amenity found in a town centre location. The position is fronting the N3 dual carriageway adjoining Blanchardstown Town Centre and Westend Office Park.

The development is located approx. 11km (7 miles) northwest of Dublin's City Centre, close to the intersection with the M50. A Quality Bus Corridor runs adjacent to the site with the Arrow Rail system at nearby Castleknock and Coolmines stations.

Amenities nearby include, Blanchardstown Shopping Centre, Ben Dunne Gym, UCI Cinemas, Westend Retail Park and Village, Crowne Plaza Hotel as well as numerous restaurants and leisure facilities.



## Description:

Modern fully fitted first floor offices including boardroom, cellular offices, open plan area and canteen area. Cape House is a prominent 3 storey building forming part of a larger complex which includes Westend Retail Park, a fitness centre and apartments. The building is completed to the highest Third Generation specification.

The offices are accessed via a secure manned reception with lift access. The accommodation benefits from a full Air Conditioning system with raised access floors and suspended ceilings. Neighbouring occupiers include Shop Direct, eflow, eBay and National Sports Campus Development Authority.

## Accommodation:

Total Gross Internal Floor Area:	Sq.m.	Sq.ft.
1st Floor	386.5	4,160

## Car Parking:

10 spaces available.

## Lease:

New Lease Terms.

## BER:

C3

## Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Nicholas Corson or David Rowe on 01 614 7900

## Rent:

On Application.



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