



Rockfield Central

Dundrum,
Dublin 14

BER C2 — BER E2

Modern Offices at Balally Luas Station
c.152 - 996sq.m.



FINNEGAN
Menton



5th Floor Boardroom - South Block

Description:

Rockfield Central is part of the development which is centred around the Balally Luas Station with a 450 space Park and Ride Car Park. The office accommodation available in both North Block and South Block would provide space to accommodate any business looking for offices between c.1,625sq.ft up to c.10,615sq.ft. over various floors.

These modern offices have been fitted to a high standard with raised access floors, suspended ceilings, fully fitted toilets on each floor and Air Conditioning throughout. Each building has lift access to all floors with a mixed layout of open plan area with individual offices and meeting rooms.

The Rockfield development includes a gym, crèche, a public house and Pharmacy among other retail and office users.



Reception Area - South Block

Location:

Positioned at the Balally Luas Station in Dundrum which Services Dublin City and South Dublin. The development is just a 15 minute tram ride from the City Centre with a frequent service running from 5.30am – 00.30am.

The Balally Luas Stop is the main stop which services Dundrum Shopping Centre, Ireland's Premier Shopping Centre. The underground park'n ride car park provides 450 spaces over two levels.

As well as the LUAS the location is well serviced by Dublin bus providing a number of buses which travel into Dublin City and across the capital to suburban areas.

There is direct access to the M50 Motorway which acts as a gateway to North and South Dublin providing easy access to the national motorway network.

Accommodation:

Approximate Gross Internal Floor Areas:

North Block	Sq.m.	Sq.ft.
Second Floor	249	2,680
Third Floor	249	2,680
Fourth Floor	498	5,360
Total (North Block):	996	10,720
South Block	Sq.m.	Sq.ft.
Fourth Floor	396	4,250
Fifth Floor	152	1,625
Total (South Block):	548	5,875

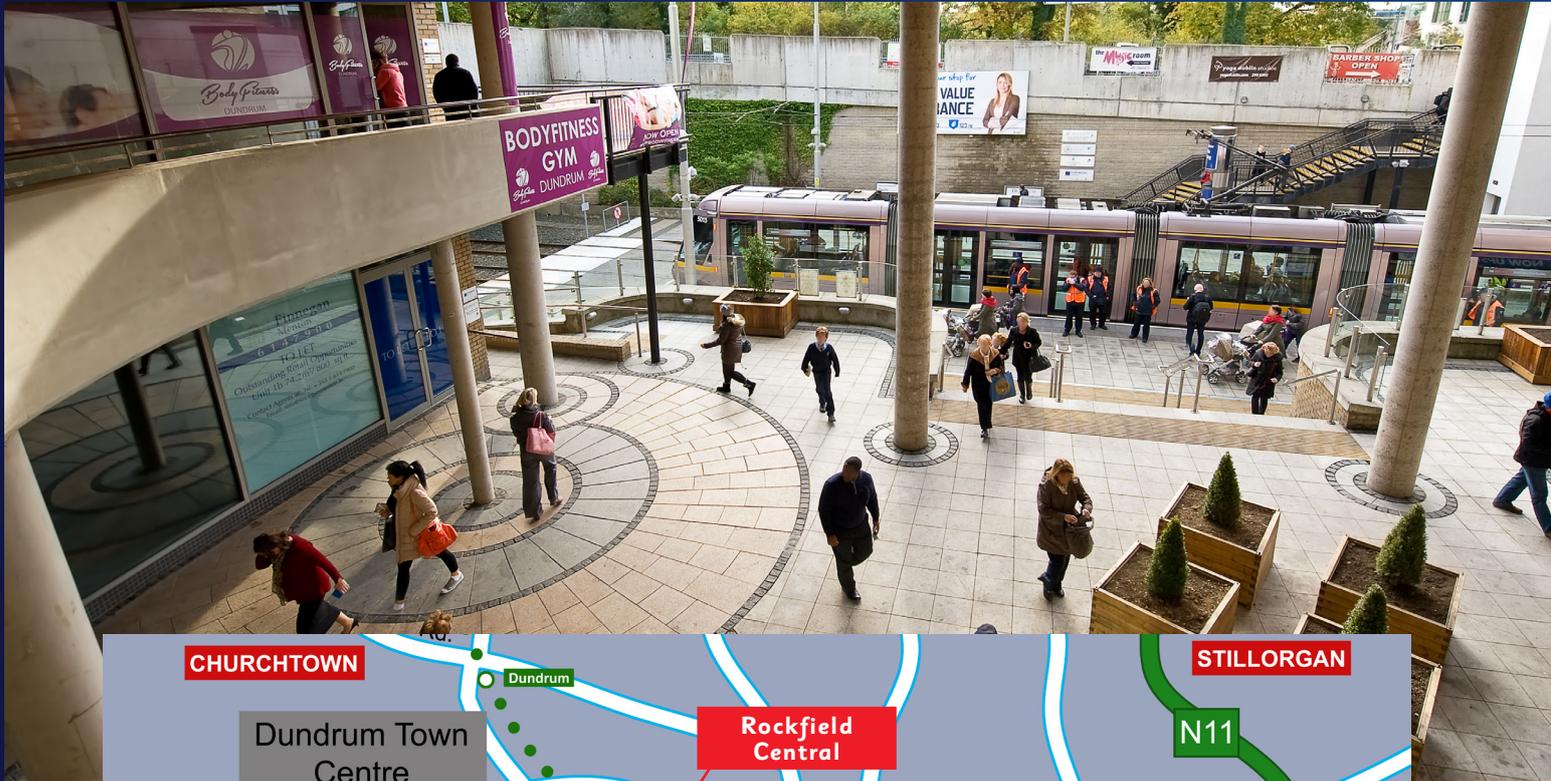


Specification:

Each office includes:

- Raised access floors.
- Suspended Ceilings with Category 2 lighting.
- Fully fitted toilets.
- 8 person passenger lift.
- Air Conditioning throughout.
- Parking available.





Car Parking:

Parking is available.

Lease:

New Lease.



BER:

C1 - E2

Rent:

On Application.

Viewing:

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



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