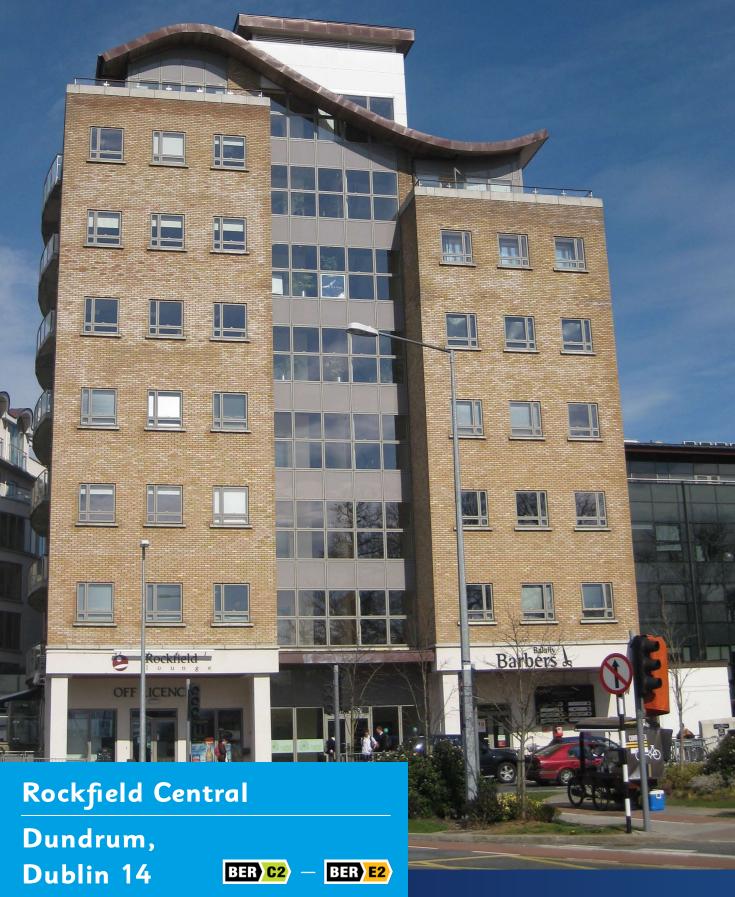
# To Let - Offices



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







#### **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.



## 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



— 3 ·

## 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.











PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2: All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4: No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolutionvisuals.com