



## 1st Floor Offices

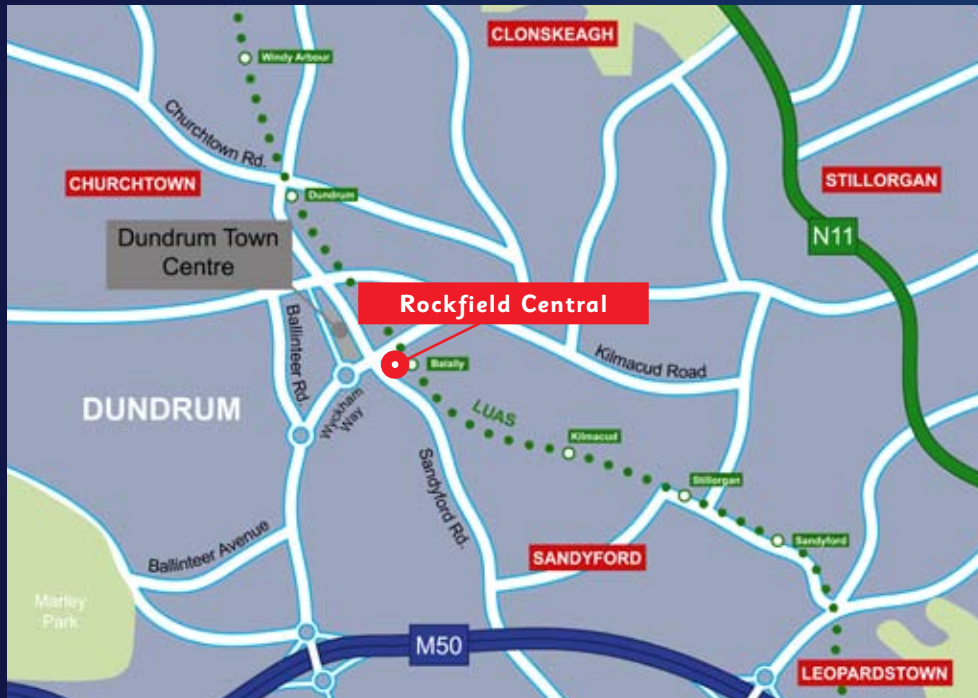
**South Block, Rockfield Central  
Dundrum, Dublin 14**

**BER D2**

Fitted Office Space in Dundrum beside Luas  
c. 244sq.m. - 489sq.m.



**FINNEGAN  
Menton**



## Location:

The Rockfield Central development is developed around the Balally Luas stop and Park n Ride car park. The Luas provides a direct link to St. Stephen's Green and Sandycroft and Cherrywood to the south. The Park n Ride car park provides two levels of parking for up to 450 cars. There is direct access to the M50 motorway which acts as a gateway to North and South Dublin as well as the national motorway network.

The location is close to Dundrum Town Centre, Ireland's premier shopping centre with all the shopping and amenities that staff could want.

## Description:

A modern fully fitted first floor office space which provides accommodation from 2,635 sq.ft. (244.8 sq.m.) to 5,270 sq.ft. (489.6 sq.m.) on one floor plate. The offices are presented and fitted to a high standard with raised access floors, suspended ceilings, toilets, air conditioning throughout, CAT6 network cabling and lift access. The 1st floor is fully fitted with predominantly open plan office space with a number of cellular meeting rooms overlooking the Dublin Mountains.

Other companies operating from Rockfield Central include Mott MacDonald Engineers, VHI Swift Care, Euromedic Ireland and Upton Ryan Accountants among others.

## Accommodation:

Gross Internal Floor Area:

1st Floor: 244.8sq.m (2,635sq.ft) to 489.6sq.m. (5,270sq.ft)

## Car Parking:

2 car parking spaces available.

## Lease:

New lease term.

## Rent:

On Application.

## Viewing:

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

## BER:

B.E.R.: D2



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