



Ground Floor Offices, Block 1
West Pier Business Campus,
Dun Laoghaire, Co. Dublin

Offices Overlooking Dun Laoghaire Harbour
c. 173.4sq.m. / 1,867sq.ft.





Location:

West Pier Business Campus is situated c.9 km south east of Dublin City Centre. The development is conveniently located on the Dunleary Road between Monkstown and Dun Laoghaire and overlooking Dun Laoghaire Harbour. The DART line runs parallel with Dunleary Road next to the Business Campus with both the Salthill and Dun Laoghaire stations located within 500 metres and 800 metres respectively. Numerous bus routes such as the 46A also serve the immediate area.

West Pier Business Campus should meet all your criteria when looking for an office in the south suburbs of Dublin. Excellent location, good accessibility, great public transport, local amenities on the doorstep for staff with onsite car parking available.

Description:

The available space consists of a modern ground floor office c. 173.4 sq.m. (1,867 sq.ft.), presented as bright open plan offices with a meeting room, managers office, 2nd meeting room / office, separate comms room and kitchen area. This third generation office building has been designed with a fully glazed frontage and attractive curved front taking in the views of the Harbour.

The specification includes raised access floors with floor boxes wired for power and data, suspended ceilings incorporating recessed light fittings and VRV air conditioning. The office space is being offered with the benefit of an existing fit out with cabling for a CAT 6 computer network. Other occupiers in the building include Indaver Ireland Ltd, Shanahan Engineering, Rockall Technology and Adrian Lee & Partners.

Accommodation:

Approximate Floor Area	Sq.m.	Sq.ft.
Ground Floor, Block One	173.4	1,867

Lease:

New lease term.

Car Parking:

4 secure car spaces available.

Rent:

On Application.

Viewing:

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

BER:

B.E.R.: C3 419.91kWh/m2/yr
B.E.R. Number: 800079139



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954