

For Sale by Private Treaty



Unit 6E, Nutgrove Office Park
Rathfarnham, Dublin 14



Modern Offices with Car Parking
c. 449.6 sq.m. (4,840 sq.ft.)



Location:

Nutgrove Office Park is situated in the South Dublin suburbs of Rathfarnham. The Office Park is positioned next to Nutgrove Shopping Centre with access off Nutgrove Avenue. The scheme adjoins Nutgrove Retail Park with occupiers including Lidl, Homestore & More, Harvey Norman and Costa Coffee.

Nutgrove Office Park is located c. 6km. from Dublin City Centre between the South Inner Ring Road (R112) and the M50 and between nearby Dundrum and Rathfarnham Village. The Office Park is well serviced by public transport with QBC linking Nutgrove Avenue to the City Centre and the LUAS Green Line is accessible in nearby Dundrum. The Office Park also has 24 hour security and a café and creche on site.



Description:

Unit 6, Block E, Nutgrove Office Park is a modern mid terrace office building over 3 floors providing c. 449.0 sq.m. / 4,840 sq.ft. of office space. The unit is a self contained “own door” office property which has an extended ground floor level of c. 22.0 sq.m. / 2,400 sq.ft.

Constructed in c. 2008 the building is fully fitted with raised access floors, suspended ceilings, air conditioning and a mix of open plan and cellular offices.

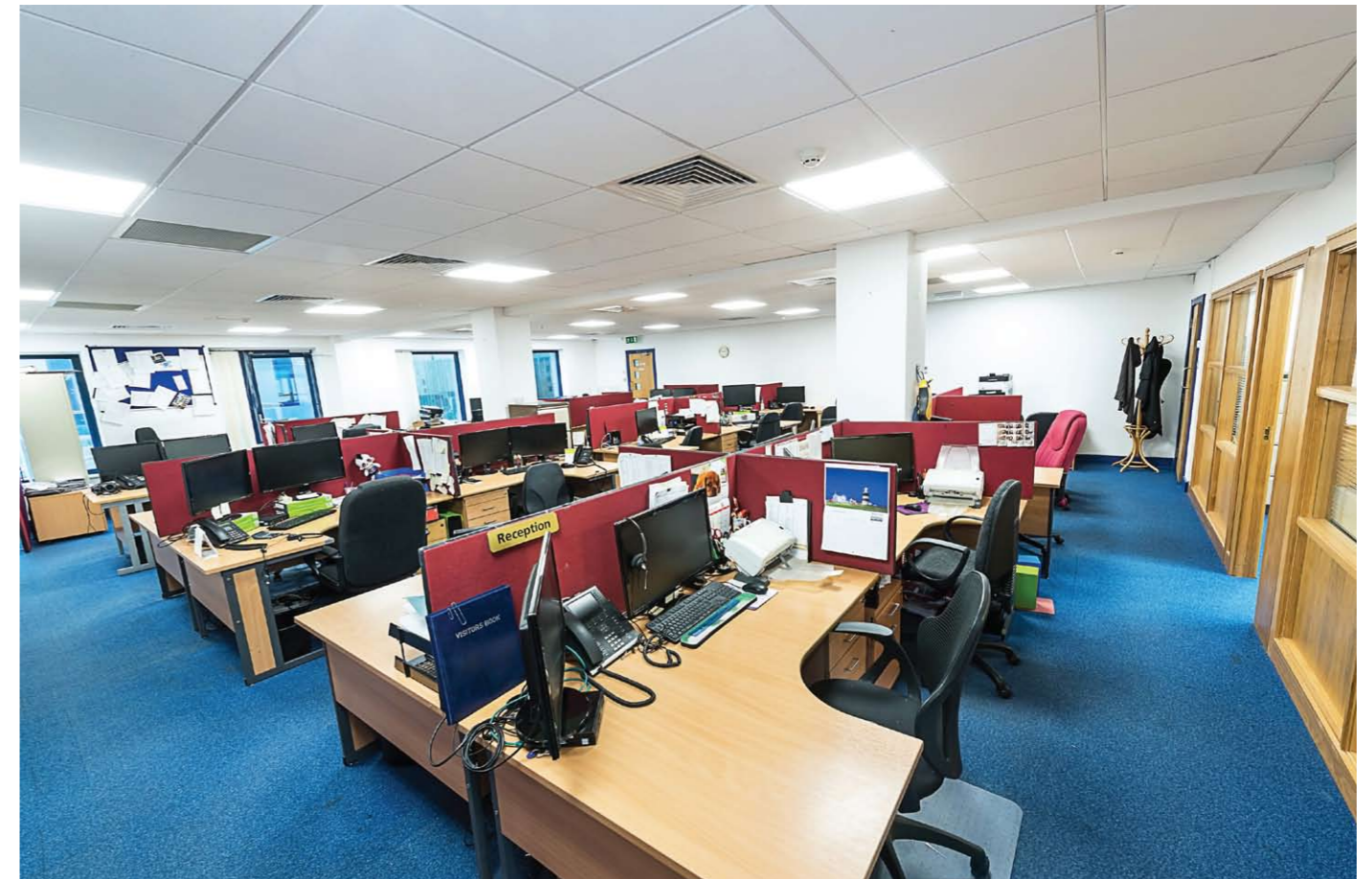
The building will be sold with vacant possession with the benefit of the existing fit-out which is primarily open plan on each floor with large open plan area and 2 offices / meeting rooms on the ground floor, a kitchen and an executive office on the first, a Boardroom and an Executive Office on the Second Floor.

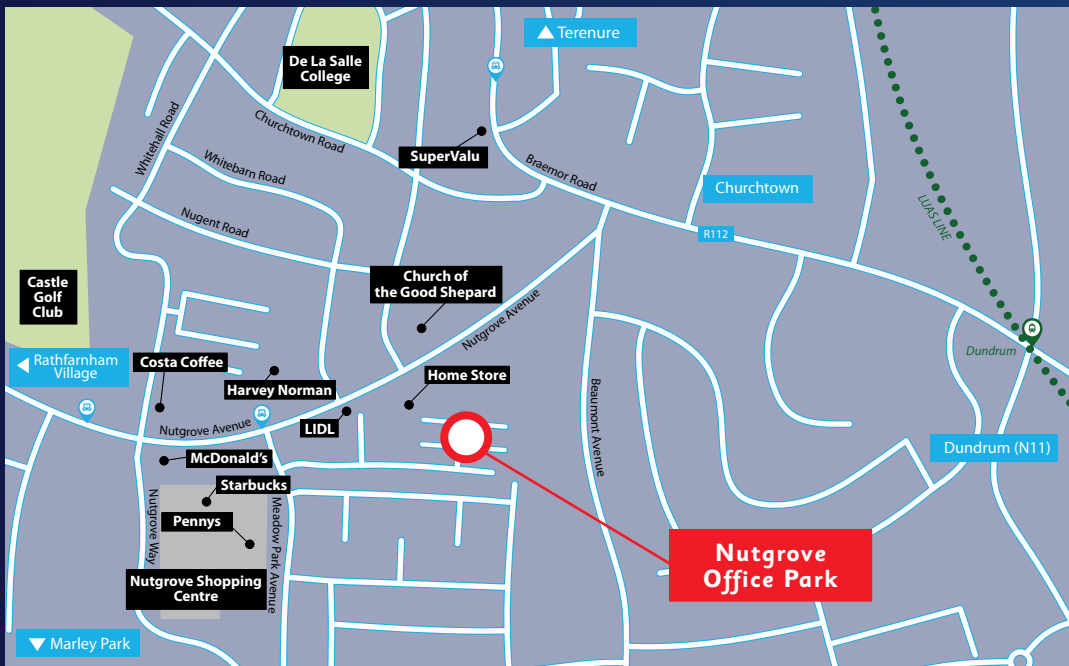
Accommodation:

Approximate Gross Internal Floor Areas:

	Sq.m.	Sq.ft.
Ground Floor	223	2,400
First Floor	113	1,215
Second Floor	113	1,215
Total	449	4,840

There are 6 dedicated car parking spaces plus visitor parking.





Title:

Long Leasehold (effective Freehold).

Car Parking:

6 Dedicated spaces plus Visitor Parking.

Service Charge:

c. €8,700 per annum (€1.80 per sq.ft.)

Rates:

c. €15,750 per annum (€3.25 per sq.ft.)

BER:

D2
BER Number: 800623555

Viewing:

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

Price:

On Application.



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