



La Vallee House,
Upper Dargle Road,
Bray, Co. Wicklow

BER D1



Top Floor Offices
c.471sq.m. / 5,070sq.ft.

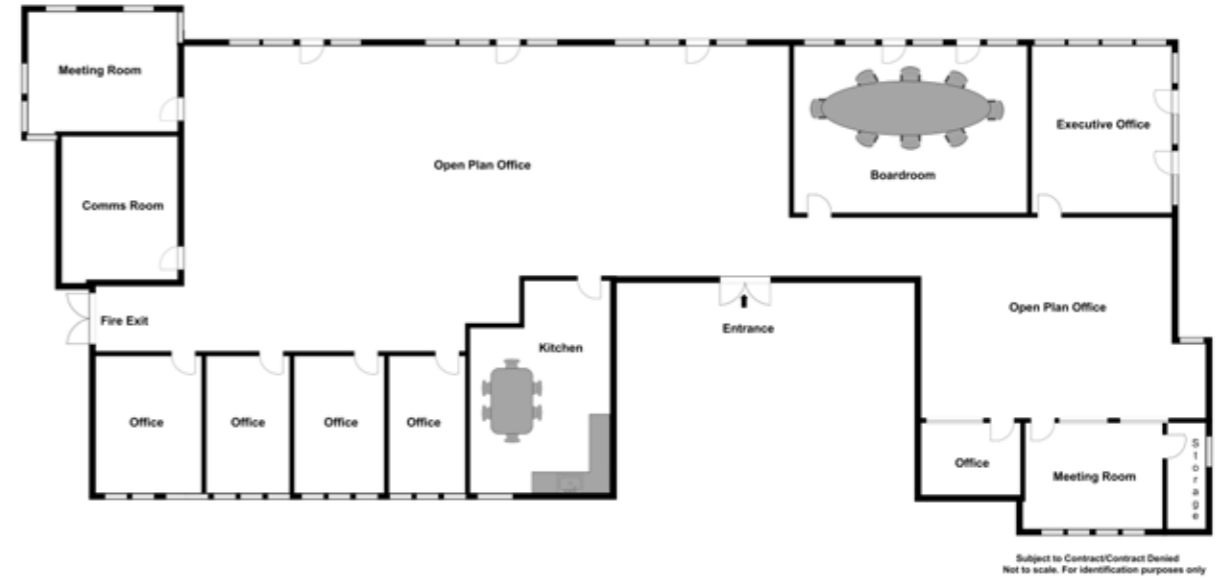




Description:

La Vallee House is a modern office development set amidst views of the Sugar Loaf Mountains on the banks of the River Dargle. This state of the art office development offers its new tenant the opportunity to locate a picture setting with the top floor office plate of c.5,070 sq.ft. available on a new lease term. Lift access from the underground car park providing access to all floors with a modern specification including raised floor, floor basis wired for power and data. Suspended ceilings with air conditioning as standard. This office benefits from an existing fit out which includes open plan offices, 5 partitioned offices, a boardroom, 2 meeting rooms, an executive office, comms room and kitchenette.

La Vallee is an ideal corporate headquarters providing a single floor plate with views looking onto the River Dargle directly next to the building.



Location:

La Vallee House is well positioned directly next to Junction 6 of the M11 Dublin / Rosslare motorway with direct motorway access to the M50. The offices are easily accessible to the town centre of Bray via the Upper Dargle Road.

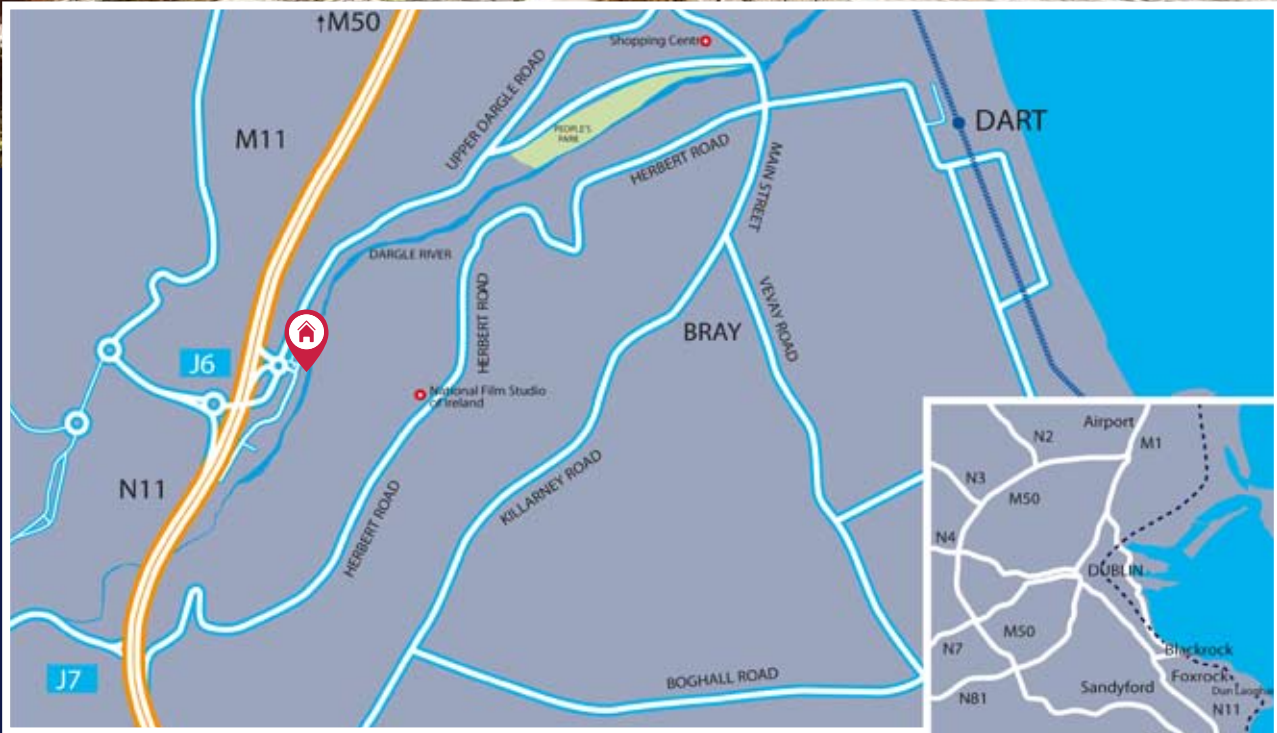
Bray Town Centre offers a wealth of amenities including restaurants, pubs, hotels, theatres and numerous shops. The term is well served by public transport including the DART line which operates to and from Dublin City Centre with the LUAS green line available at Brides Glen.

Accommodation:

Approximate Gross Internal Floor Area:

	Sq.m.	Sq.ft.
Total Office Space	471	5,070





Car Parking:

20-30 spaces available.

BER:

B.E.R.: D1 630.79 kWh/m2/yr
B.E.R. Number: 800644197

Lease:

New lease term available.

Rent:

On Application.

Viewing:

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



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