



First Floor Offices, Block 2

**West Pier Business Campus,
Dun Laoghaire, Co. Dublin**

Spectacular offices overlooking Dublin Bay
c. 786sq.m. (8,460sq.ft.)





Location:

West Pier Business Campus is conveniently located on the Coast Road between Monkstown and Dun Laoghaire. The campus is situated overlooking Dun Laoghaire Harbour, between Dun Laoghaire and Salthill Dart Stations. West Pier is situated approximately 9 kms southeast of Dublin City Centre.

Access to the DART is extremely convenient with both the Salthill and Dun Laoghaire stations located within 500 metres and 800 metres respectively. Numerous bus routes also serve the immediate area while Dublin City Centre is approximately 9 kms away. West Pier Business Campus meets all the criteria - excellent location, good accessibility, good public transport, local amenities and shopping for staff, on site car parking and impressive presence and identity.

Description:

Block B, West Pier is an impressive third generation office building, which has been designed and built to the highest of modern office standards. The prime office building has a fully glazed frontage with an attractive curved front emphasising the impressive views of the harbour. The available space comprises of ground, 1st, 3rd and 4th floors. Each floor comprises a mix of open plan space, boardrooms and cellular offices / meeting rooms and is served by ladies and gents toilets (plus shower facilities on the 4th floor), kitchenettes and a lift. The specification is finished to an exceptionally high standard with suspended ceilings, raised access floors, CAT5 cabling, VRV air conditioning. This office layout is open plan with a large boardroom / meeting room to the front of the building with an outlook on to Dun Laoghaire Harbour. This office is being let with secure surface and underground car parking.

Accommodation:

Approximate Floor Area	Sq.m.	Sq.ft.
First Floor, Block Two	786	8,460

Lease:

New lease term.

Rent:

On Application.

BER:

B.E.R.: D2 292.13kWh/m2/yr
B.E.R. Number: 800745259

Car Parking:

Secure surface & underground car spaces available.

Viewing:

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



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