



**To Let – First Floor Offices
Block Two, West Pier Business Campus
Dun Laoghaire, Co Dublin**

Subject to Contract / Contract Denied



Size: c. 785.9 sq.m. (8,460 sq.ft.) Gross Internal Area

Lease: New Lease Term

Quoting Rent: €30 per sq.ft. (plus VAT)

Car Space: 13 car parking spaces @ €1,500 p.a. per space

Specification: Finnegan Menton presents a modern first floor office of c. 785.9 sq.m. (8,460 sq.ft.) at West Pier Business Campus conveniently located on the coast road overlooking Dun Laoghaire Harbour/Dublin Bay with the DART station at Salthill within 500 metres of the Business Campus. The offices are presented with raised access floors, suspended ceilings incorporating LED light fittings, a data cabling network and air conditioning system. This office space is being offered with the benefit of an existing fit out in place which includes open plan offices, meeting rooms, executive's office together with a kitchen area.

Rates: c. €4.16 per sq. ft. per annum (2020)

Service Charge: c. €6.70 per sq. ft. (plus VAT)

Insurance: c. €0.35 per sq.ft. per annum

BER: D2

Contact: David Rowe on **01 6147900**

Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2: All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending Vendor, Purchaser or Tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: The particulars are set out as general guidance for the intending Purchaser / Tenant and do not constitute, nor constitute part of an offer or contracts. 4: No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. 5: Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/ lessee shall be liable for any VAT arising on the transaction.