

PRIME OFFICE TO LET

1ST FLOOR, BLOCK 2

WEST PIER

BUSINESS CAMPUS

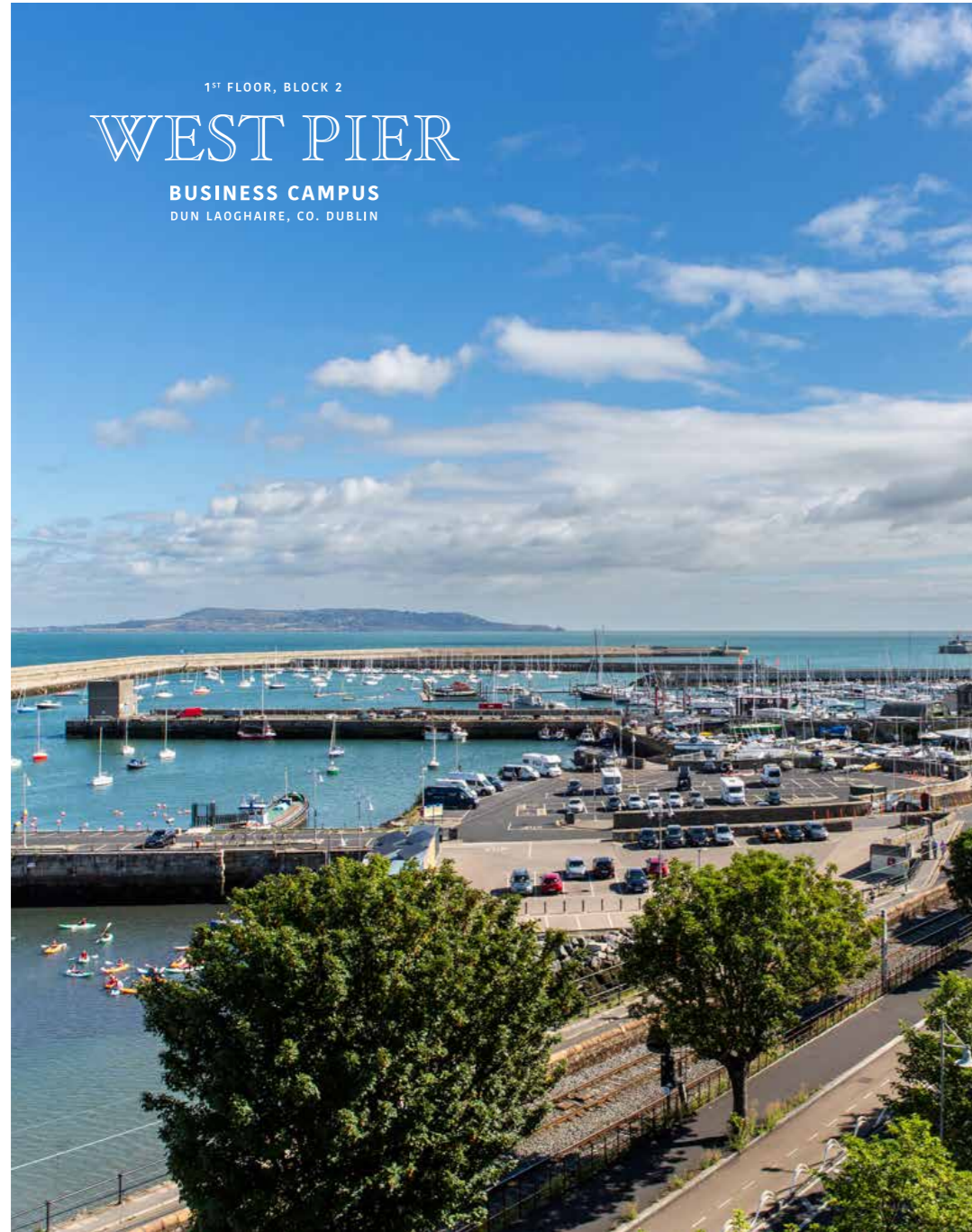
DUN LAOGHAIRE, CO. DUBLIN



Bagnall
Doyle
MacMahon



FINNEGAN
Menton



- **Modern Open Plan Offices – Completely Upgraded**
- **Extending to approx. 786 sq.m. (8,460 sq.ft.) GIA**
- **Superb location with Easy Access to the Dart**
- **Magnificent views of Dun Laoghaire Harbour**
- **Entire Campus currently being Upgraded**
- **Ample Secure Parking & Excellent Bicycle Access**



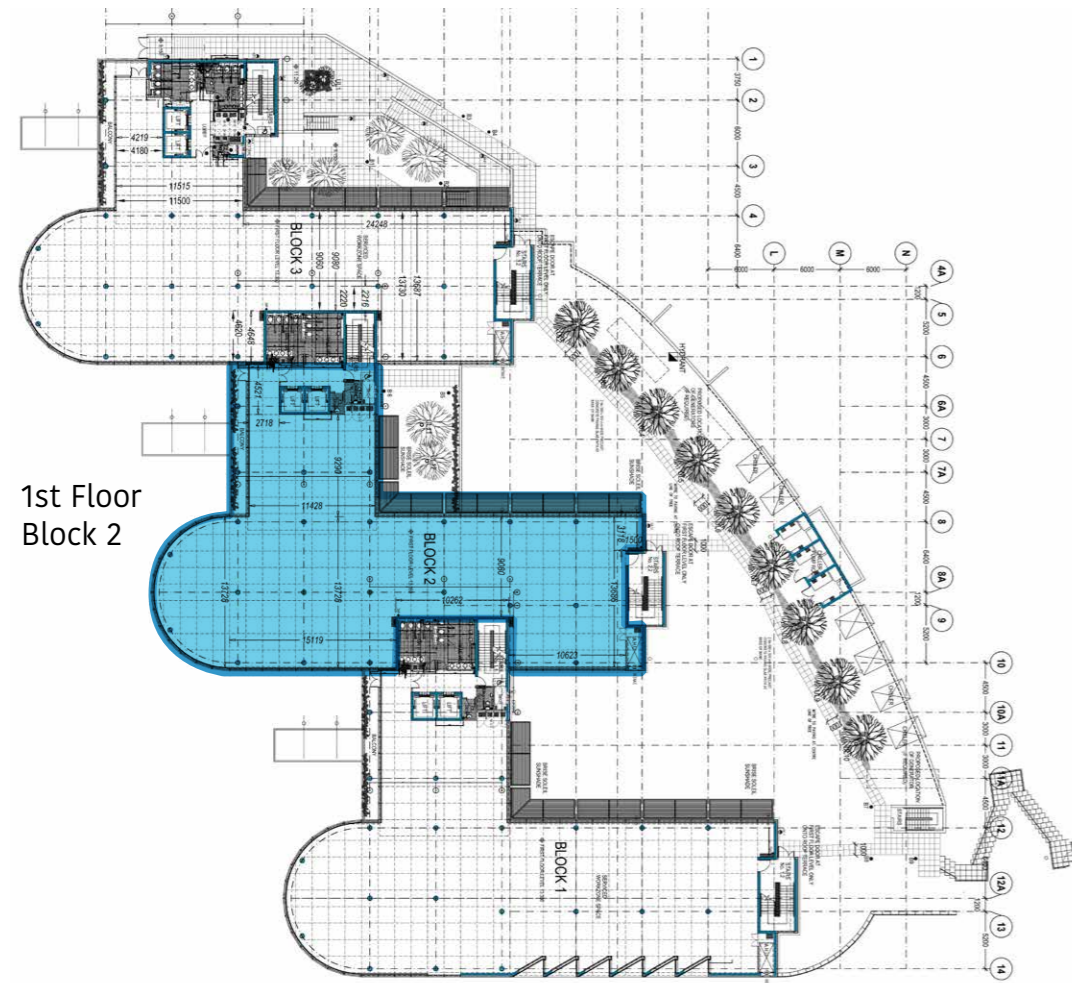
WEST PIER

BUSINESS CAMPUS
DUN LAOGHAIRE, CO. DUBLIN

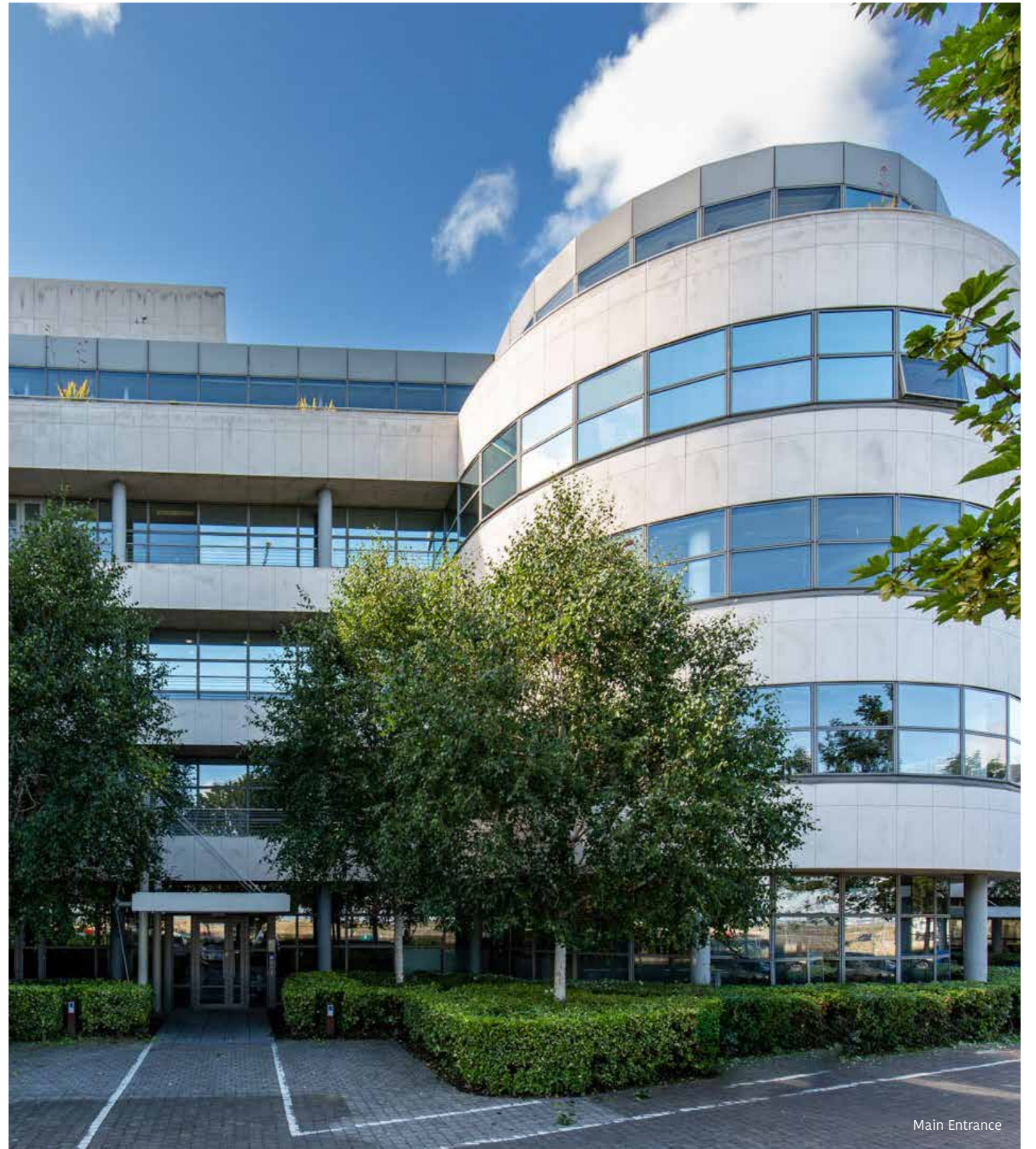
DESCRIPTION

Block 2, West Pier is one of three impressive office buildings within the overall campus which has been designed and built to the highest standards.

This prime office building has a glazed frontage with an attractive curved facade emphasising the impressive views over the harbour and Dublin Bay.



1st Floor
Block 2



Main Entrance



Outdoor space in the rear gardens

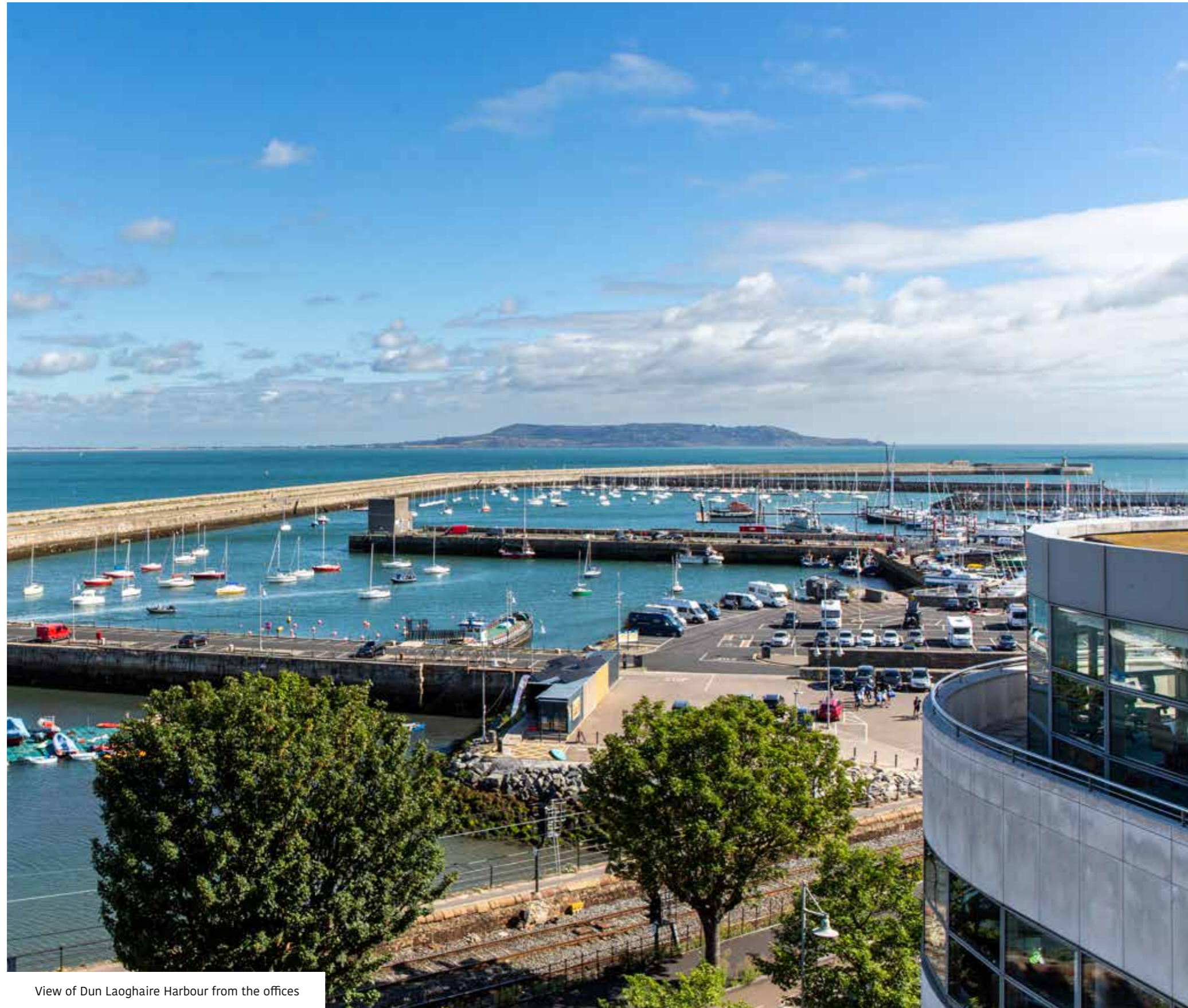
The First Floor is currently being upgraded with raised access flooring, new carpet and timber floor finishes and suspended ceilings, new electrical wiring and cabling and upgraded air conditioning and lighting.

The Landlord is commencing refurbishment works to the external entrances and internal ground floor lobbies of Blocks 1 & 2 which will further enhance the appeal of the Office Campus.

The layout comprises of a predominantly open plan space that can be configured to suit the requirements of a new tenant. The floor is also served by ladies and gents toilets and 2 passenger lifts.



Lift lobby



View of Dun Laoghaire Harbour from the offices

LOCATION

West Pier is situated approx. 9kms southeast of Dublin City Centre. The Campus is conveniently located on the Dunleary Road between Monkstown and Dun Laoghaire, overlooking Dun Laoghaire harbour.

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.

The development is also located directly beside “Dublin’s Best” cycle path with a dedicated 2 lane bicycle path running along the water front into the City Centre.



Dedicated 2 lane bicycle path



1ST FLOOR, BLOCK 2

WEST PIER

BUSINESS CAMPUS
DUN LAOGHAIRE, CO. DUBLIN

West Pier Business Campus ticks all the boxes with an excellent location, impressive accessibility, great public transport and ample on site car parking. Furthermore, Dun Laoghaire is just a short stroll away and Monkstown village is just around the corner, both of which provide an array of amenities with many cafés, restaurants and shops within easy access of the development. The quality of the Campus is illustrated by the calibre of occupiers which include, RPS Group, Lionbridge International and Shanahan Engineering.



2 Dart Stations are within a short walk of the Campus



1st Floor - Block 2, West Pier Business Campus, Dun Laoghaire, Co. Dublin





TENURE

The floor is available to let on a new lease.

RENT

On Application

CAR PARKING

There is a generous car parking provision for the floor set out between covered and surface parking.

FURTHER INFORMATION / VIEWING

For plans, details and to arrange viewings, please contact the Joint Agents

AGENT DETAILS

Cathal Kelly or Declan Bagnall of
Bagnall Doyle MacMahon
T: +353 1 679 5265

Nicholas Corson or Emma Byrne of
Finnegan Menton on
T: +353 1 6147900

DISCLAIMER: These particulars are for guidance only and do not form part of all or any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.
4) All prices quoted are exclusive of VAT.



1ST FLOOR, BLOCK 2

WEST PIER

BUSINESS CAMPUS

DUN LAOGHAIRE, CO. DUBLIN