

**FOR SALE /
TO LET**

AGAR
COMMERCIAL PROPERTY

DETACHED & SELF CONTAINED OFFICE PROPERTY

13 RICHVIEW OFFICE PARK, CLONSKEAGH, DUBLIN 14



■ INDUSTRIAL ■ **OFFICE** ■ RETAIL ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

PROPERTY HIGHLIGHTS

- Two Storey Detached Office Property ideally suit HQ, Professional Practice etc, and in 'walk in' condition.
- Gross internal floor area approx. 242 sq. metres (approx. 2,604 sq. ft.), with 8 dedicated car spaces.
 - First Floor predominantly Open Plan Offices.
 - Ground Floor reception, board/meeting room, CEO office, partitioned office, break out office, kitchen, comms room, wc's/shower.
- Alarmed throughout. Rear garden.

Visit agar.ie

AGAR

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FEATURES

Richview Office Park is located off Clonskeagh Road, approx. 4 km south of Dublin City Centre, close to UCD Campus and all major transport links. Nearby occupiers include Spencer Stuart Holdings, Berman Wallace, ASD, ACT Venture Capital etc.

The location is well serviced by local gyms, and a variety of nearby F&B offerings.

Floor	Sq. M.	Sq. Ft.
Ground Floor	121	1,302
First Floor	121	1,302
Total	242	2,604

- 8 car spaces. Rear self contained garden.
- Available mid January 2027.

TITLE

Held under very long leasehold title.

LEASE

New long term flexible lease available. Occupier liable for local authority rates, estate service charge, and landlords insurance premium.

VAT

We are advised that VAT will not be applicable to the sale price/rent.

BER

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GUIDE PRICE/ RENT

€1,250,000 subject to contract or €65,000 per annum exclusive payable quarterly in advance.

RATES

Not presently rated.

ESTATE SERVICE CHARGE

For 2026 €2,260 + VAT.

CONTACT

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VIEWING STRICTLY BY APPOINTMENT



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