

FOR SALE

Paradigm House

Dundrum, Dublin 14

A Landmark Office
Building in the Heart
of Dundrum





Description

The property is an end of terrace four storey office building extending to approximately 8,535 sq. ft, together with 26 car parking spaces. The building is fully fitted and provides a mix of open-plan and private office accommodation, reception area and canteen with kitchen. The building is suitable for a variety of uses, including office, educational, embassy, residential and medical (subject to planning). A feasibility study indicates that the building could be converted to provide 9 apartments - 5 one-bedroom and 4 two-bedroom units.



End of terrace 4 storey
office HQ



Excellent Public Transport
Connectivity



26 surface car spaces



Prime South Dublin Location



For Sale with vacant
possession



Flexible layout suitable for
office, educational, embassy,
residential and medical use
(S.P.P)





Location

Paradigm House forms part of Dundrum Office Park and occupies a prime position off Dundrum main Street, making it a superb location for businesses seeking an office address in Dundrum, approximately 6km south of Dublin City Centre.

The property is located within walking distance of Dundrum Town Centre, one of Ireland's largest shopping centres with an extensive range of retail, dining and leisure amenities within walking distance.

Connectivity is excellent, with a number of Dublin Bus routes serving Dundrum and the surrounding area. The LUAS Green Line at Dundrum is within 1 minute walk providing direct access to Dublin City Centre and Sandyford, while the M50 motorway is also easily accessible, offering convenient access to surrounding areas.

Dundrum has evolved into a highly sought-after suburban office location, supported by the presence of Dundrum Town Centre and a range of modern office developments. The area continues to attract a broad mix of professional occupiers, benefiting from a strong amenity offering and an established transport links.





Accommodation Schedule (Approx. NIA)

Floor	Area (Sq. M.)	Area (Sq. Ft.)
Ground	249	2,680
First	249	2,680
Second	193	2,077
Third	102	1,097
Total	793	8,535

Title

We understand the property is held freehold.

Viewings

Strictly by appointment with sole selling agents Colliers.

Price

€2,500,000

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Contact

WILLIE DOWLING
+353 87 244 5095
willie.dowling@colliers.com

JOE BREWER
+353 87 037 5718
joe.brewer@colliers.com



Hambleden House, 19-26 Lower
Pembroke Street
Dublin 2
PSRA: 001223

colliers.ie

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