

TO LET

Modern Office Suite at

Blenders Site

Whitestown Road, Tallaght,
D24 VY75



859 SQ. M. OF NEWLY REFURBISHED ACCOMMODATION



LOCATION:

Tallaght is a Dublin suburb situated approximately 10 km south west of the Dublin City Centre. The subject property is located on Whitestown road, opposite The Square Shopping Centre and Tallaght Business Park. The offices are located on the southern side of the N81 approximately 3.5km from the N81/M50 junction.

The area is a well-established business district, home to numerous multinationals including Amazon, Johnson & Johnson, Nestlé, Renault, Cabot Financial Ireland Ltd, United Drug and the Road Safety Authority. The area benefits from a wide range of amenities that include The Square Shopping Centre, The Plaza Hotel, The Glashaugh Hotel, UCI Cinema, Numerous Gyms and many more. Public transport in the area includes the LUAS and numerous bus routes.

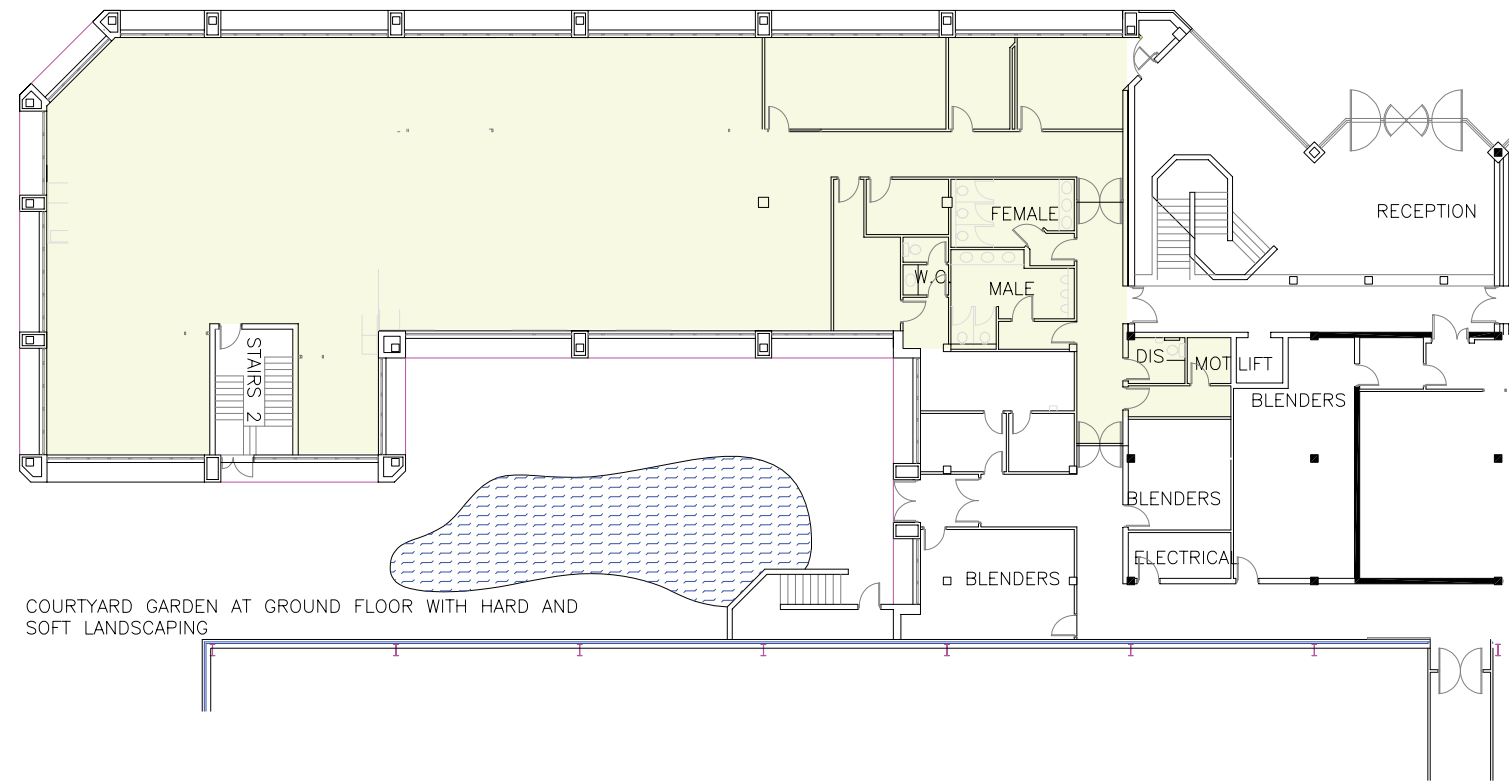


DESCRIPTION:

The building is a 2 storey purpose built modern office building with Frasers Group currently occupying the 1st floor offices. The available ground floor suite comprises of 859 sq. m. of newly refurbished accommodation. It will provide an incoming occupier with a flexible efficient floorplate with excellent natural light. The accommodation consists of a mix of executive offices, boardroom/ meeting rooms and open plan areas and benefits from 40 on-site car spaces. Incoming Tenant's can also avail of a canteen facility in the building.



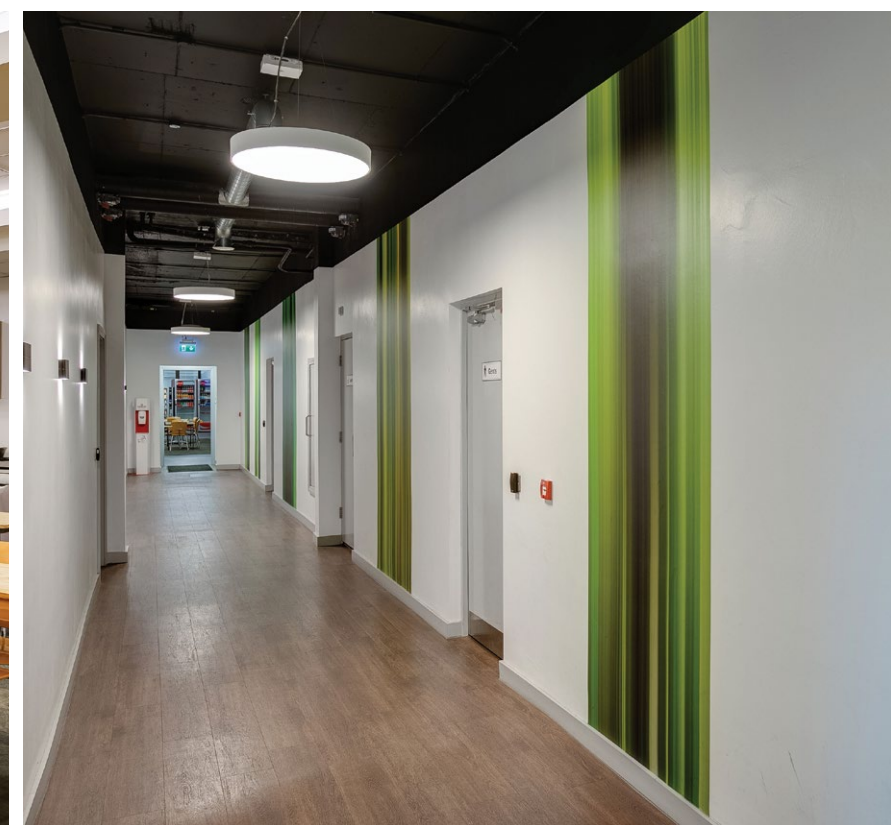
GROUND FLOOR PLAN



SPECIFICATION:

- | | | | |
|--|---|--|------------------------------|
| | RAISED ACCESS FLOORS | | GAS FIRED CENTRAL HEATING |
| | FLOOR BOXES WIRED FOR POWER | | DOUBLE HEIGHT RECEPTION AREA |
| | SUSPENDED CEILINGS WITH RECESSED LED PIR LIGHTING | | CANTEEN FACILITY |
| | AIR CONDITIONING | | LADIES AND GENTS TOILETS |







RENT:

On Application.

LEASE TERMS:

Available on new lease terms

BER:



**BNP PARIBAS
REAL ESTATE**

CONTACT

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PSRA Licence No. 002702

VIEWINGS

All viewings are strictly by private appointment through the sole letting agent.

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Design: www.mmcreative.ie