



TO LET

**BLOCK F3, EASTPOINT BUSINESS PARK,  
DUBLIN 3**

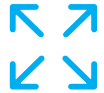
MODERN OFFICE BUILDING



## EXECUTIVE SUMMARY



Modern end of terrace 3 storey office building



Extending to approximately 1,394 sq.m. (15,000 sq.ft.)



Located in city fringe office park adjacent to the Port tunnel

## LOCATION

The property is situated within Eastpoint Business Park which is a strategically located suburban/city fringe office park location adjacent to the Port tunnel, with Dublin Airport only a 15-minute journey. The business park is well served by public transport and occupiers have access to a shuttle bus to nearby DART and Luas stations.

The park benefits from excellent on-site amenities including a weekly market, physio, crèche, Grafton Barbers, communal bicycle facilities, dry cleaners, 5-a-side football pitches and tennis courts making it a popular office location for staff. Among the existing tenants are:



NB. For identification purposes only

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## DESCRIPTION

There is a large reception at the entrance which provides lift access to all floors. The office accommodation is self-contained and provides an open plan layout, with a number of cellular offices on each floor. The property also has the benefit of 23 surface car parking spaces.

### Internal Specification includes:



RAISED ACCESS FLOORS  
WITH FLOOR BOXES  
WIRED FOR POWER



CARPET TILES  
THROUGHOUT



NEW LED LIGHTING



MINERAL FIBRE  
CEILING TILES



SHOWER AND TOILET  
FACILITIES



AIR CONDITIONING



## QUOTING RENT

€25 per sq.ft.

## LOCAL AUTHORITY RATES

Approximately €2.45 per sq.ft.

## SERVICE CHARGE

Approximately €7.00 per sq.ft.

## BER



## LEASE TERMS

Available on flexible new lease terms.

## VIEWING

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

For further information please contact:

### QRE Real Estate Advisers

**Brian Kelly** MRICS MSCSI

Associate Director

**E:** brian.kelly@qre.ie

**T:** +353 (0) 87 337 4933

**David O'Malley** MRICS MSCSI

Director

**E:** david.omalley@qre.ie

**T:** +353 (0) 86 857 9209

**qre.ie**



PSRA Registration No. 003587

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