

TO LET (By Assignment)



Dunluce House, EastPoint Business Park, Dublin 3

14,398 sq ft (1,338 m²)

Fully fitted office space benefiting from the previous tenants fit out which includes CAT 5E cabling, backup generator, CCTV at all entrance points and kitchen facilities on each floor.

Viewing Recommended.

JLL

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Location

EastPoint Business Park is Ireland's most successful Office Campus. Situated next to the City Centre, in Dublin's Docklands.

Dunluce House is directly adjacent to a number of onsite facilities including coffee shops, restaurants, bar, ATM, convenience store, running track, 5 a side soccer pitches and crèche facilities. EastPoint Business Park also provides a complimentary bus service which links the park to Clontarf Dart Station, the Point Village Luas stop and the Spencer Dock Train Station. Existing occupiers within the park include Oracle, Enterprise Ireland, Citrix, and Google.

Description

The property comprises a 3 storey modern office block comprising open plan and cellularised offices around a central core.

Dunluce House benefits from kitchen facilities on each floor, CCTV at all entrance points to the building as well as a tenant backup generator. There is a dedicated comms room on the 1st floor which is backed up by UPS. There is also a centralised patching in place. The park has unrivalled connectivity options and occupiers benefit from free WIFI within the campus.

Accommodation Schedule

Floor	M ²	Sq Ft
Ground	448	4,818
1st	445	4,790
2nd	445	4,790
Total	1,338	14,398
Car Parking	23 Spaces Available	

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence

Rent

On application.

Terms

Available on assignment up until April 2022.

Inspection

Strictly by prior appointment.

Building Energy Rating

BER: C2
BER No. 800505117
EPI: 404.55 kWh/m²/yr



For Further Information
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