



## BALLINTAGGART HOUSE, CLONSKEAGH, DUBLIN 14

PREMIUM OFFICE SPACE WITH MEDICAL USE – APPROX. 6,017 SQ. FT.

**TO LET**



# OVERVIEW

Located just 5 km south of Dublin City Centre, Ballintaggart House presents a prime opportunity to lease a fully fitted office with planning permission for medical use in one of Dublin 14's most prestigious locations. With modern specifications, flexible layouts, and excellent transport links, this property is ready for immediate occupation.



**N11**

**Belfield Office Campus**

**UCD Campus**

**Billings Park**

**UCD Athletics Track**

**UCD School of  
Civil Engineering**

**Clonskeagh Square**

**Clonskeagh Road**

**11 Bus Stop**

**Clonskeagh Motors**

**Ballintaggart  
House**



# FEATURES & FACILITIES



Approx. 6,017 sq. ft. of high-quality space



Raised access floors with floor boxes, wired for power & data cabling



Suspended & plastered ceilings with recessed lighting



Air conditioning throughout



Mix of open plan office space with ample meeting rooms and boardrooms



Flexible, efficient floor plate – ideal for office or medical use



Planning for medical use



Dedicated reception area creating a professional first impression



1 x 8-person passenger lift



Security & fire alarm systems

# OVERVIEW

- Fully fitted and ready for immediate occupation.
- Suitable for office / medical use.
- Prestigious Dublin 14 location with excellent accessibility.

Floor	Sq.m (GIA)	Sq.ft (GIA)	Carspaces
1 <sup>st</sup>	559	6,017	10



## LOCATION & CONNECTIVITY



- 5 km south of Dublin City Centre – easy access to city amenities.



- 10-minute drive to the M50



- 20-minute walk to Milltown Luas Stop



- Bus 11 stop directly at the property entrance
- Bus 17 stop 6-minute walk away



- Approx. 10 on-site parking spaces





BER



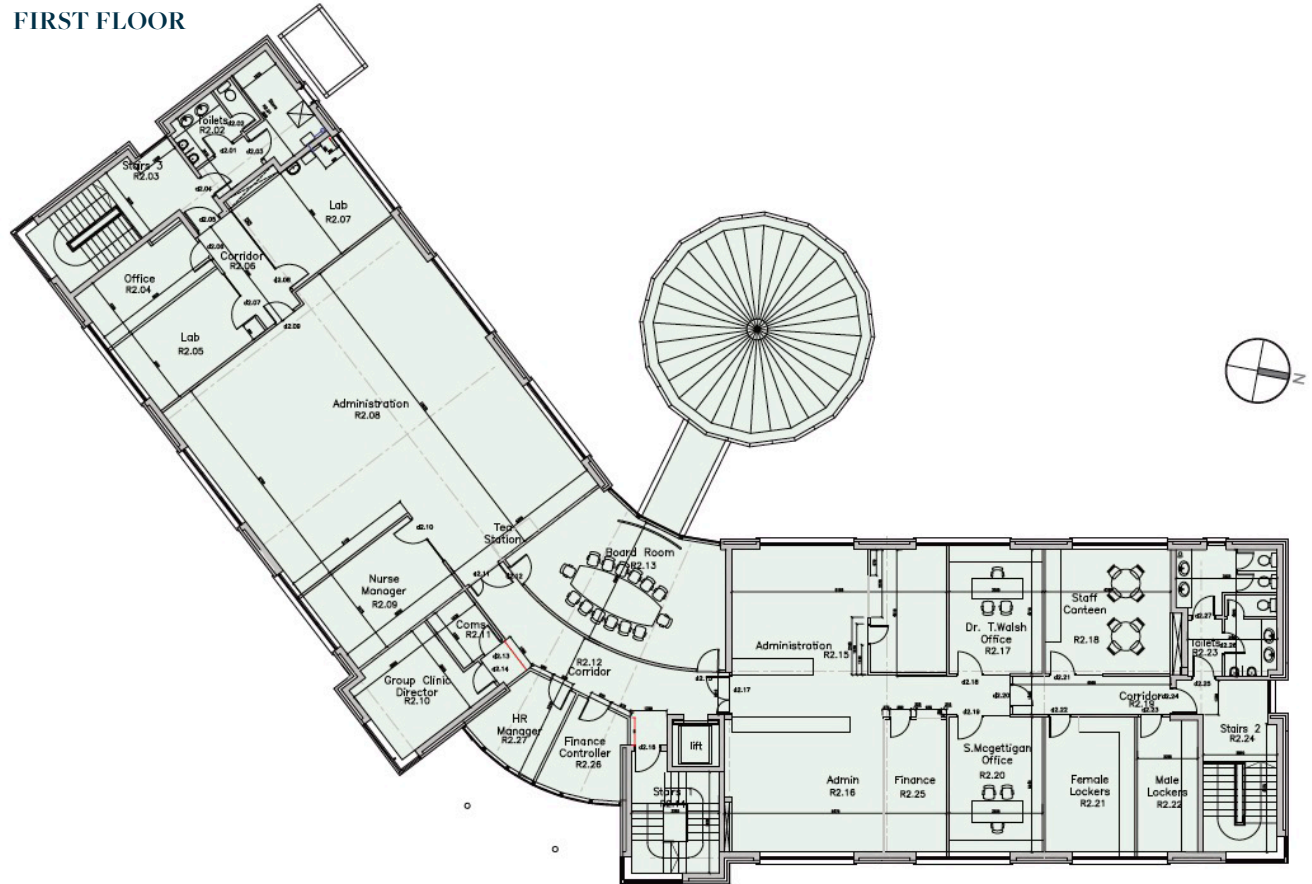
RENT

On Application

LEASE TERM

Available by way of flexible  
sub lease

## FIRST FLOOR



## FURTHER INFORMATION

Viewing is strictly by arranged appointment only.

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