



TO LET

Block 1 & 2, Deansgrange Business Park

South County Dublin, A94 KC04

5,457- 45,274 sq. ft

DEANSGRANGE BUSINESS PARK

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9	BLOCK 10	BLOCK 11	BLOCK 12	BLOCK 13	BLOCK 14	BLOCK 15	BLOCK 16	BLOCK 17	BLOCK 18	BLOCK 19	BLOCK 20	BLOCK 21	BLOCK 22	BLOCK 23	BLOCK 24	BLOCK 25	BLOCK 26	BLOCK 27	BLOCK 28	BLOCK 29	BLOCK 30	BLOCK 31	BLOCK 32	BLOCK 33	BLOCK 34	BLOCK 35	BLOCK 36	BLOCK 37	BLOCK 38	BLOCK 39	BLOCK 40	BLOCK 41	BLOCK 42	BLOCK 43	BLOCK 44	BLOCK 45	BLOCK 46	BLOCK 47	BLOCK 48	BLOCK 49	BLOCK 50
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

DISCLAIMER



Deansgrange Business Park

LOCATION

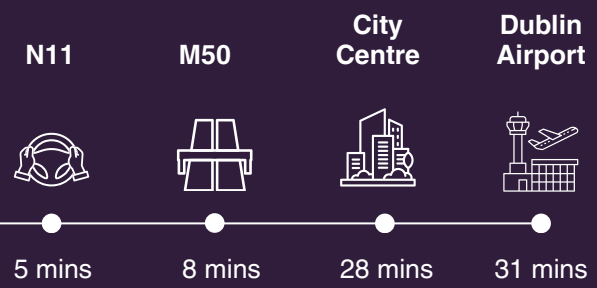
Blocks 1 and 2 are located in the heart of South County Dublin, just 1km from the N11 and less than 5km from the M50, offering excellent connectivity to the wider Dublin region.

The area is now served by the newly introduced **BusConnect routes**, replacing the former 7D, 46A, 75, and 63 services. These include the **E1 and E2 24-hour spine routes, Radial Route 19, and local services such as L12, L14, L15, L26, and L27**, providing enhanced access to key destinations including Dún Laoghaire, Bray, Blackrock, Cherrywood, and the City Centre.

Deansgrange is a well-established and popular office location, home to major occupiers such as Becton Dickinson, Amgen Technology, and the National Rehabilitation Centre.

The immediate area offers a strong mix of residential and commercial amenities including **SuperValu, Lidl, Insomnia Coffee, and ELEV8 Gym**. Additionally, the Dun Laoghaire Institute of Art, Design and Technology (IADT), with over 2,500 students, is just a 10-minute walk away—contributing to a vibrant and dynamic local community.

Just minutes from major routes & amenities...





Designed by award winning Architects, these five-storey buildings feature a distinctive tiled cladding system and striking feature glazing, creating a strong architectural presence within the park.



THE SPACE

Blocks 1 and 2 at Deansgrange Business Park offer high-quality, modern office accommodation in a prime South Dublin location.

There are suites available on the ground, first, third and fourth floors of both buildings with flexible options ranging from 5,457 sq. ft to 45,274 sq. ft. This allows for a variety of occupier needs, whether you're a growing business or an established enterprise seeking a new base.

Internally, the offices are laid out to support modern working styles, with a mix of open-plan areas, private offices, meeting rooms, and boardrooms. The fourth floor also benefits from an impressive kitchenette and breakout area - ideal for informal meetings and team collaboration.

Each floor is finished to a high standard, including suspended ceilings with integrated lighting, air-conditioning, raised access floors, and carpeted finishes throughout. The property also benefits from two levels of secure underground parking offering ample car spaces. Additional amenities include newly upgraded shower and changing facilities alongside secure bicycle storage.

There are fully fitted options available which offer an opportunity to secure flexible, high-spec office space in a well-connected and professional business environment.

Other Tenants include:





FEATURES



Fully Equipped Office Spaces.
Select Units Furnished.



Manned
Reception.



VRF Air
Conditioning Systems.



Suspended Grid Ceilings
& Tile Ceiling Systems.



Raised Access Flooring
Throughout Office Areas.



Dedicated
BMS Systems.



Upgraded Shower &
Changing Facilities.



2x Passenger Lifts
to Each Floor.



Kitchenettes &
Breakout Areas.



112 Car
Spaces Available.



Secure Bicycle Storage



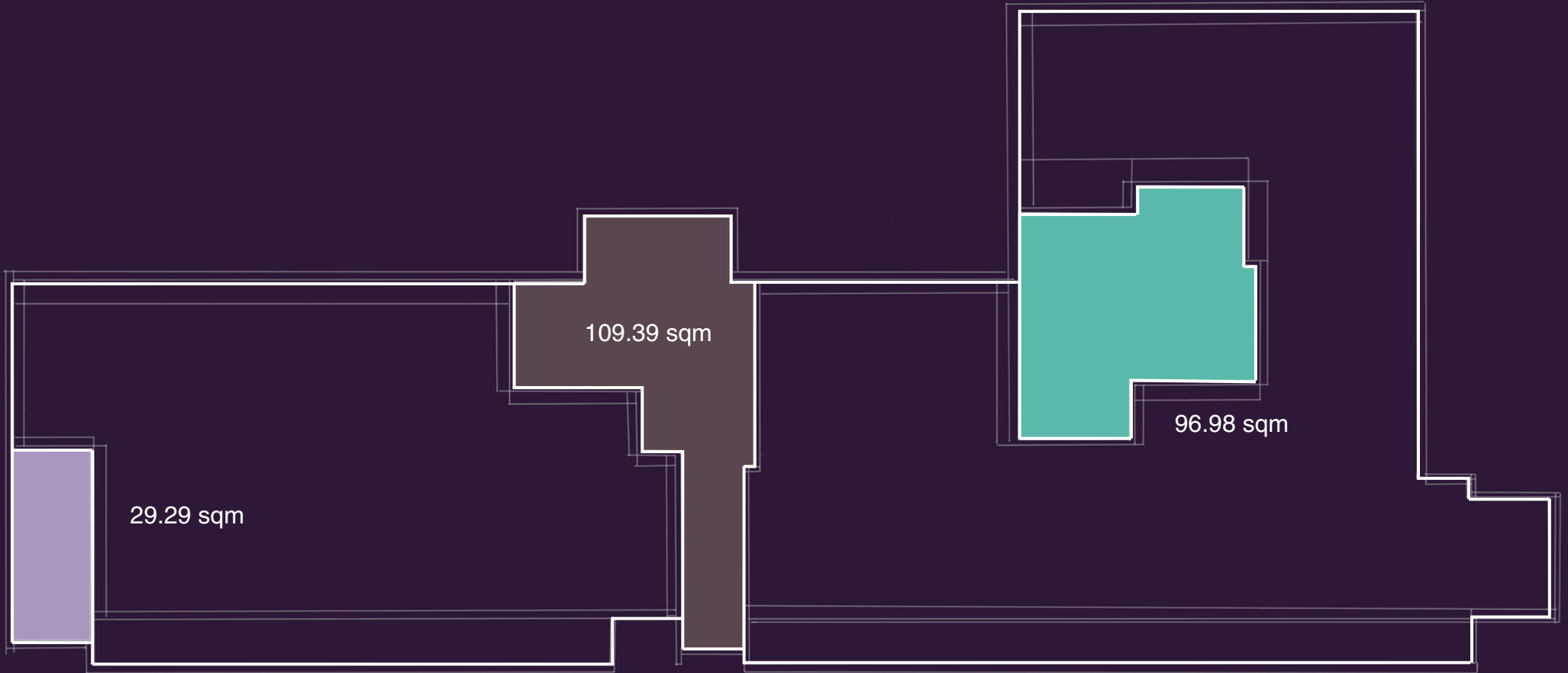
Schedule

OF ACCOMODATION

FLOOR	BLOCK	Sqm (GIA)	Sq. ft (GIA)
1st Floor	1	862.55	9,284.40
3rd Floor	1	506.97	5,457
4th Floor	1	736.61	7,928.80
Block 1 Total		2106.13	22,670.20
Ground Floor	2	467.52	5,032.40
1st Floor	2	568.37	6,117.90
3rd Floor	2	567.98	6,113.70
4th Floor	2	496.02	5,339.10
Block 2 Total		2099.89	22,603.10

TYPICAL

Floor Plan





Lisney

COMMERCIAL REAL ESTATE



BDM
Property

TERMS

On application

RENT

On application

VIEWINGS

Strictly by prior
appointment



BER B2

JOINT AGENTS



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney