

SUBJECT TO CONTRACT / CONTRACT DENIED



# BLACKTHORN EXCHANGE

BRACKEN ROAD, SANDYFORD, DUBLIN 18



## ACCOMMODATION AVAILABLE

Block	Floor	Size Sq. ft	Size Sq. m	Quoting Rent per Sq. ft	Quoting Rent per Sq. m	Rates Per annum (approx.)
A / B	Ground Floor	6,566	610	€23.50	€253.00	€25,000
A	Part 1st Floor (LHS)	786	73	<b>LET AGREED</b>		€4,466
A	Part 1st Floor (RHSL)	1,733	161	<b>LET AGREED</b>		€8,300
B	Part 1st Floor	3,929	365	€23.50	€253.00	€15,600
A	3rd Floor (Penthouse) & Small Suite	2745	255	<b>LET AGREED</b>		€10,338

**Lease:** New lease available.

**Car Spaces:** 1:600 per Sq. ft./ 1:55 per Sq. m. (€1,500 per car space per annum)

**Service Charge:** The current budgeted net annual service charge for 2016 equates to €3.80 per Sq. ft. / €0.35 per Sq. m.

**Current Tenants:** Occupiers within Blackthorn Exchange include Prima Management Limited, Irish Welcome Tours, Infinite Technologies and Rego Property.

**Viewings:** All viewings are strictly by appointment through the letting agent.

### Contacts:

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