



# To Let

## First Floor Office Accommodation Extending to Approximately 4,582 Sq Ft

- Superb access to the M50 Motorway, N3 (Navan Road), the N2 (Ashbourne Road) and the M1 Dublin to Belfast Road
- Modern specification fit out throughout
- Ample car parking to the front of the property
- Independent air-conditioning

**Units 35**  
**Rosemount Business Park**  
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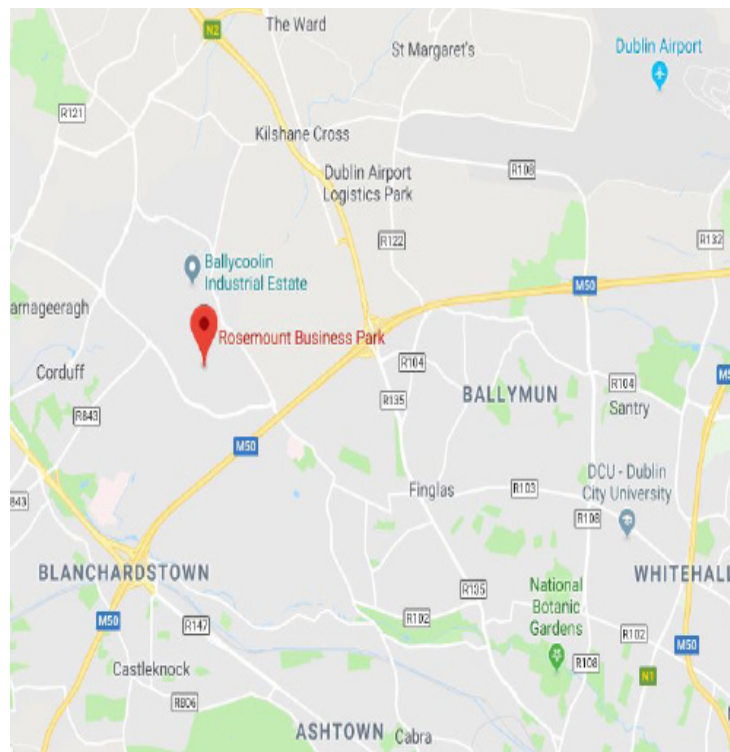
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PSP Licence No: 002273





## Location / Description

- Rosemount Business Park is just 9km from the M50 providing east access to all arterial routes in Dublin City. It is also situated approximately 5km from the N3 (Navan Road) and the N2 (Ashbourne Road)
- The Park also benefits from being in close proximity to the Port Tunnel, Dublin Airport and Blanchardstown Shopping Centre

## Description

- 1st floor office space to let
- Open plan office finished to a modern specification
- WC, canteen facilities, lift and fully fitted reception area on the ground floor
- Ample car parking to the front of the property

## Accommodation

	SQ FT
1st Floor Office	4,582
<b>Total</b>	<b>4,582</b>

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

## Building Energy Rating

BER: D1

BER No: 800624710

EPI:553.59 kWh/m<sup>2</sup>/yr 1.62

## Terms

- Available To Let under a new short term lease
- Rent on application