

LEOPARDSTOWN BUSINESS CENTRE

LBC



TO LET

OFFICES SUITES

LEOPARDSTOWN BUSINESS CENTRE, BALLYOGAN ROAD, DUBLIN 18

DETAILS

- ▶ Bright own door office space of 1,211 – 2,423 sq. ft. (112-225 sq. m)
- ▶ Located in an established and successful office and commercial location
- ▶ Fast access to the city centre and south suburbs by Luas, bus and car
- ▶ Modern office specification including raised access floors, suspended ceiling and gas fired central heating

FAST ACCESS TO THE CITY CENTRE AND SOUTH
SUBURBS BY LUAS, BUS AND CAR



LOCATION

Located in Dublin' South Suburbs just off the Ballyogan Road, approximately halfway between the M50 exits 14 and 15, the Offices at Leopardstown Shopping Centre are approximately 12.8km from Dublin City Centre.

The Leopardstown area benefits from exceptional transport links with easy access to the M50 and is served by several bus routes, a commuter service from the nearby Luas green line station at Leopardstown Valley which provides direct access to the city centre in 25 minutes.

The location offers a wide range of amenities with restaurants and shops including Vanilla Pod, Costa Coffee, Spar and Dunnes Stores located in the nearby Shopping Centre. The location also benefits from being close to The Park in Carrickmines and the amenities located including Barry & Browne, BB's coffee, Boots, Harvey Norman and IKEA.

DESCRIPTION

Leopardstown Business Centre comprises nine two-storey own door office units. The suites available are located both on the ground and top floor and extends from 1,211 to 2,423 sq. ft. in the larger suite. The property comprises an open plan office with cellular offices, with kitchen and w/c.



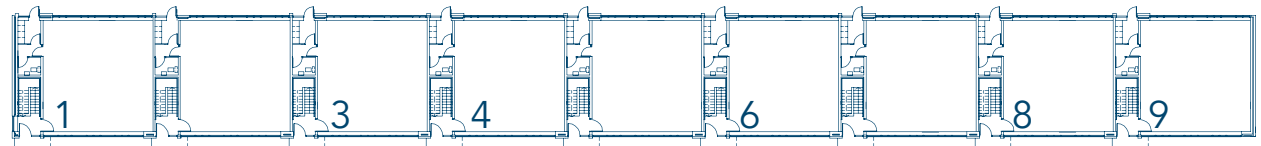
Office	Approx. Size sq. m.	Approx. Size sq. ft.
Suite 1	225	2,423
Suite 3	225	2,423
Suite 4	112	1,211
Suite 4a	112	1,211
Suite 6	112	1,211
Suite 6a	112	1,211
Suite 8	112	1,211
Suite 8a	112	1,211
Suite 9	225	2,423

The Office Specification includes

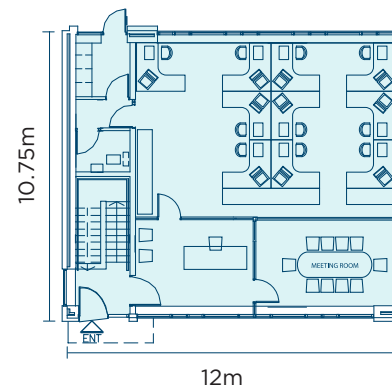
This office property includes:

- ▶ Raised accessed floors
- ▶ Cat 5 data cabling
- ▶ Suspended ceilings with recessed lighting fittings
- ▶ Gas fire central heating
- ▶ Painted and plastered walls
- ▶ Double-glazed windows
- ▶ Kitchenette
- ▶ W.C facilities

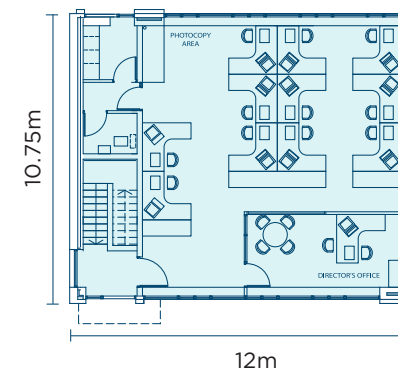
GROUND FLOOR PLANS:



SAMPLE FIT-OUT:
GROUND FLOOR



FIRST FLOOR





LEOPARDSTOWN
BUSINESS CENTRE

LEOPARDSTOWN RACECOURSE

M50

LEOPARDSTOWN VALLEY LUAS STOP

BALLYOGAN RD

LUAS

THE PARK, CARRICKMINES

15

CONTACT LETTING AGENTS

Offices Department

Savills, 33 Molesworth Street, Dublin 2

01 618 1300

savills.ie

CAR PARKING

1 per 56 sqm

LEASE TERMS

Flexible lease terms available

BER

BER Rating D1. 



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