

TO LET AVONDALE BUSINESS PARK CARYSFORT AVENUE BLACKROCK Co. DUBLIN - A94 DA02



**TWO MODERN OFFICE BLOCKS AVAILABLE ENTIRELY OR FLOOR-BY-FLOOR,
WITH PREDOMINANTLY OPEN-PLAN FORMAT ON MOST FLOORS. BOTH
BUILDINGS ARE WELL-PRESENTED THROUGHOUT. BENEFITTING FROM 20
ON-SITE CAR SPACES. ELECTRIC AND GAS-FIRED HEATING SYSTEMS.
DOUBLE-GLAZED WINDOWS. AVAILABLE NOW. 110 SQ.M. PER FLOOR.
100/300/700 SQ.M. SIZE RANGES AVAILABLE.**

PSRA LICENCE NO: 001770

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DESCRIPTION	Two three-storey office buildings situated opposite Smurfit Business School campus and Carysfort Park. Flexible space of 100 sq.m. per floor (net internal). Available on a per-floor or per-block basis
ACCOMMODATION	700 sq.m. /7536 sq.ft. Overall. Gross Internal Area. 586 sq.m./ 6309 sq.ft. Overall. Net Internal Area
KITCHENS	Fitted kitchens/tea stations on each floor.
PARKING	20 surface car spaces included.(10 per block)
TOILETS	One bathroom on each floor. Double on ground floor
HEATING	Gas-fired central heating in Block B2. Electric storage heating in Block C2.
LEASE	Flexible term available
RENT	€18.00 per sq.ft. / €193.75 per sq.m. p.a. exclusive; €750 p.a. per car space.
BUILDING INSURANCE	Payable by Lessees as part of service charge.
BUSINESS RATES	Payable by Lessees. 2016 Year – Block 1 €9579. Block 2 €9662
WATER RATES	Payable by Lessee to DLR Co Co. Metred
SERVICE CHARGE	Payable by Lessee. C. €2000 per floor
BER RATING	Block A: BER Rating: C3 – No: 800357188 Block B: BER Rating: B3 – No: 800357253
REFERENCES	2 trade references and Landlord reference
VIEWING	By appointment only with Breslin & Co.
DIRECTIONS	On Carysfort Avenue in Blackrock Village, travel Up Carysfort Avenue through the cross road junction at Clark's newsagent, continue along here to end of Prince Edward Terrace. The entrance to Avondale Business Park is on left-hand side, with entrance gate.