

Colliers

OFFICE FOR SALE

The Iveagh Building

GRADE A PENTHOUSE FLOOR EXTENDING 12,994.30 SQ FT (1,207.2 SQ M)

THIRD FLOOR | CARRICKMINES, DUBLIN 18

THE PROPERTY

Third Floor

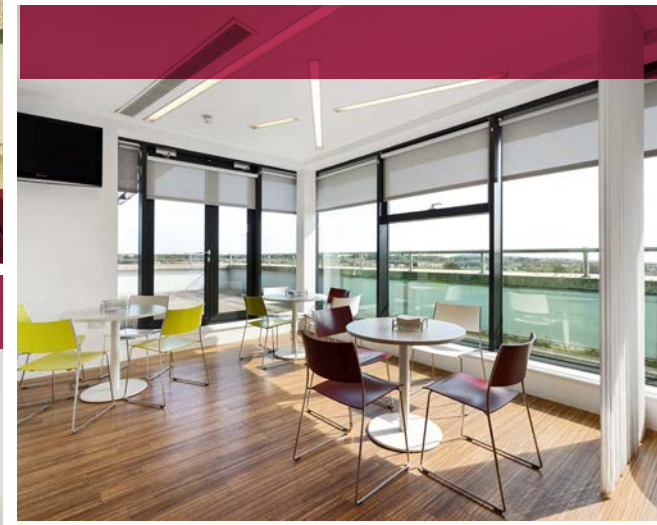
The Iveagh Building comprises a modern four-storey over basement mixed use development.

The building incorporates retail on the ground floor and offices on the upper floors. The available Penthouse floor office extends 12,994.30 sq ft (1,207.2 sq m) and comprises a mix of open plan office space and a number of meeting rooms and boardroom. The floor also benefits from two large terrace areas. There are 27 designated car spaces in the basement. Access to the Penthouse is via a lift from a dedicated office entrance.

SPECIFICATION

- Fully fitted
- Suspended ceilings
- Raised access floors
- Air conditioning
- Mix of open plan, meeting rooms and break-out space
- Kitchen
- Gym and showers
- Large terrace areas
- 27 basement car spaces



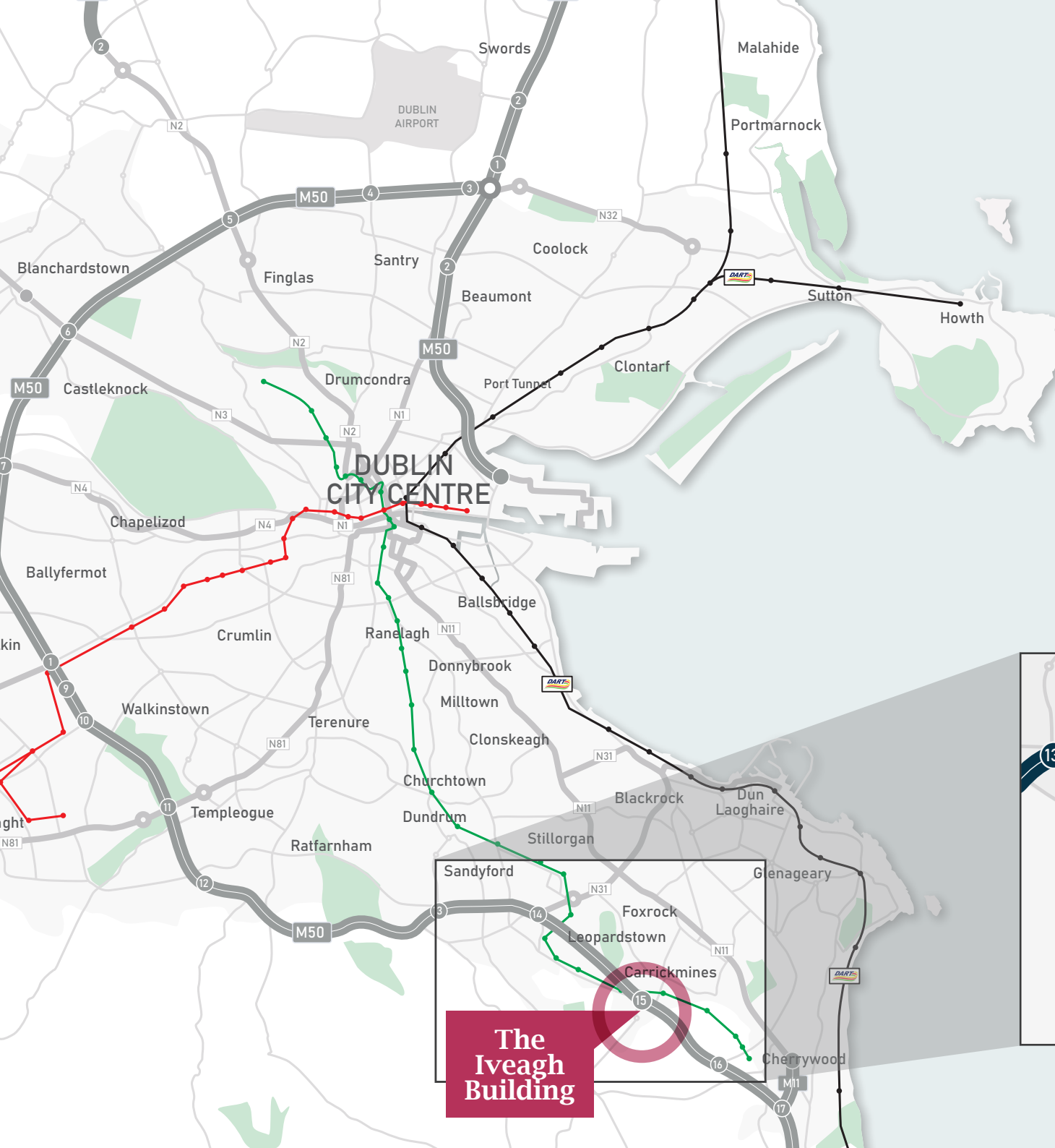


Location

The Iveagh Building is located at Carrickmines Park, a prosperous business and retail park in South Dublin.

The Park at Carrickmines has approx. 235,000 sq ft of office space. Leading companies such as the HSE, SIRO, Marconi, Getty Images, have chosen to locate to The Park. Located at Junction 15 on the M50, The Park is well connected in terms of public transport links with the LUAS Green Line stop at Ballyogan Wood within 5 minutes' walk of the property and Dublin Bus also serves the immediate area. The Iveagh Building is approximately 13km from Dublin city centre. The building benefits from a wide range of retail and food/beverage offerings on its doorstep including IKEA, Woodies, Harvey Norman, Next Home, Costa Coffee, McDonalds and Subway to name but a few.





The Iveagh Building, with its easy accessibility by car, bus, or the LUAS, stands as the ideal location for employees who are commuting.



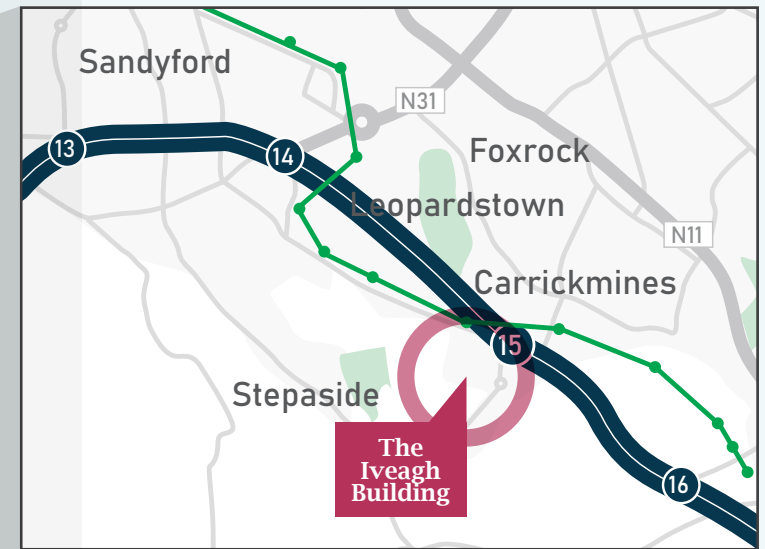
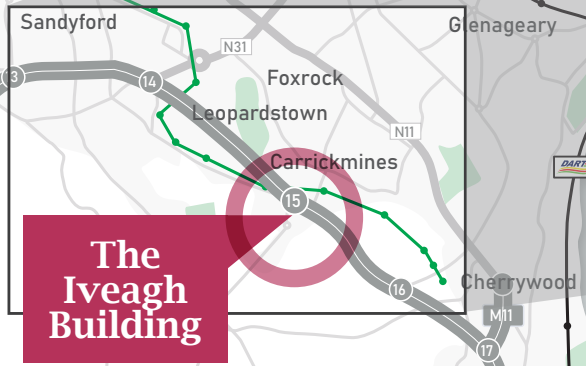
Located off M50 Motorway



Accessible to LUAS Green Line



Numerous Dublin Bus Routes



ACCOMMODATION

Floor	Size Sq Ft	Size Sq M
3rd Floor	12,994.30	1,207.2
Total	12,994.30	1,207.2

BER

BER C3

PRICE

Upon Application

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COLLIERS

Hambleden House

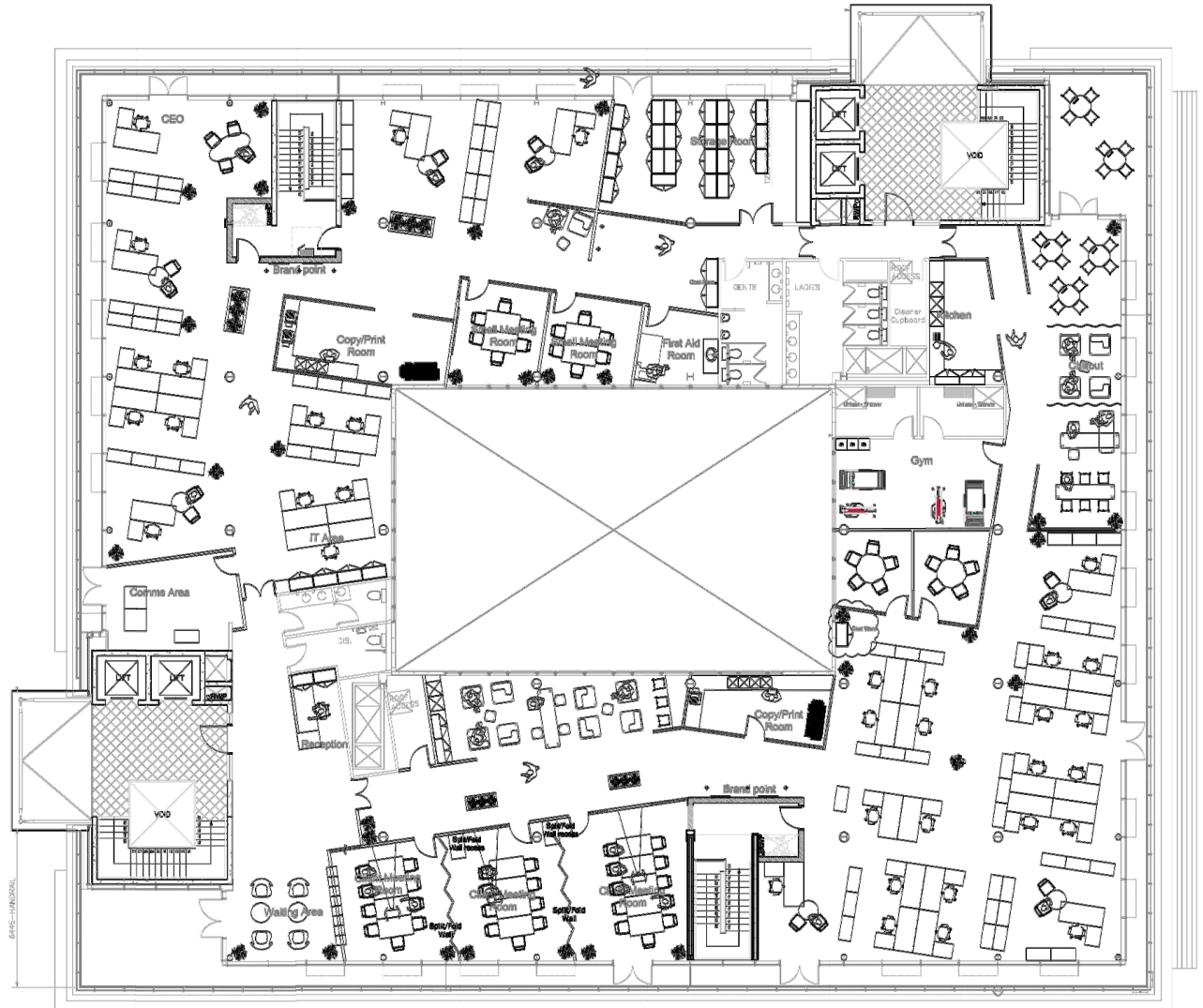
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PSRA Licence No.001223

FLOORPLAN



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