



A3 Santry Business Park

Santry

Dublin 9

- High Profile Business Unit
- Recently Refurbished
- c. 179 sq. m. / 1,920 sq. ft. + 6 Car Spaces
- Flexible Lease Terms



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LOCATION

Santry Business Park is located just off the Swords Road which lies at the junction of the M50/M1 interchange providing easy access to Dublin, Airport, Dublin Port Tunnel and other main national routes via the M50/M1 motorways.

Santry Business Park comprises four blocks of modern business space which adjoins the Sportslink Leisure Complex and is opposite to the long established Airways Industrial Estate and Woodford Business Park.

Surrounding occupiers in Santry Business Park include DMN Accountants, Jaikudo Irl, Ltd, RBS and VAT Recovery Services Ltd.

DESCRIPTION

The unit comprises a mid-terrace office building of concrete block construction with architectural panels to the external façade.

The property presents in excellent condition having undertaken an extensive refurbishment and benefits from being placed at the front of the estate with access from the front and the rear. 6 car parking spaces are also available with 3 at the front and 3 at the rear of the property.

FEATURES INCLUDE

- Fully Fitted Offices
- Plastered and Painted Walls
- Suspended Acoustic Tiled Celings
- Recessed LED Lighting
- Cat 5 E Data Cabling
- Canteen

TITLE: Leasehold

COMMERCIAL RATES: c. €4,185 per annum

SERVICE CHARGE: c. €1,425 per annum

BER D2 No. 800912685 / 359.93 kWh/m2/yr



20 Clanwilliam Square,
Grand Canal Quay, Dublin 2

ACCOMMODATION:

The approximate gross internal area is as follows:

GIA	sq. m.	sq. ft.
Ground Floor	89.3	960
First Floor	89.3	960
Total	178.6	1,920

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



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