

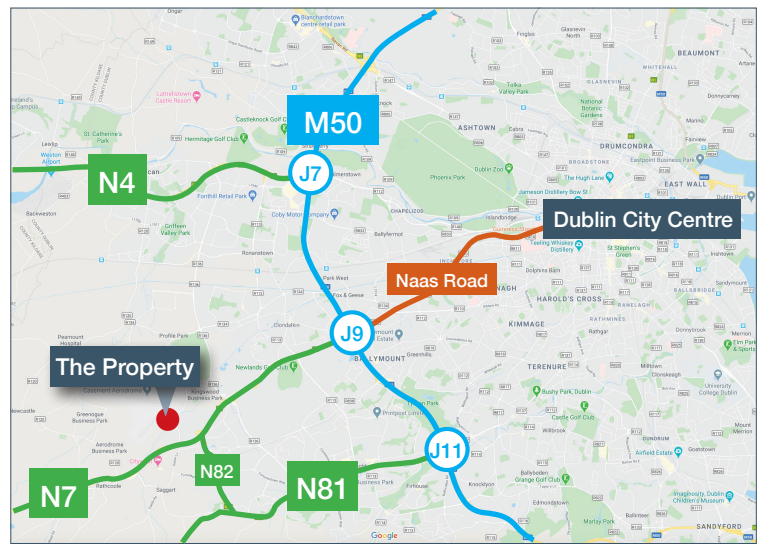
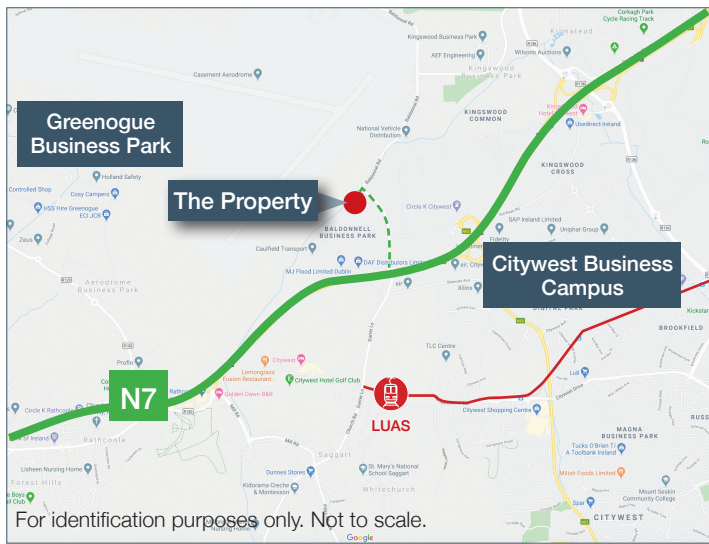
For Sale/To Let

Landscape House, Baldonnell Business Park,
Baldonnell, Dublin 22, D22 P3K7



- Fully fitted office facility totalling approx. 1,414 sq. m. with 28 car spaces
- Well established business park with immediate access to N7 (Naas Road)
- Approx. 15 kms from Dublin City Centre and approx. 3 kms from the LUAS Red Line





Location

Baldonnell Business Park is a premier development situated in southwest Dublin with an extensive, high profile boundary fronting onto the N7 (Naas Road), the main arterial route linking Dublin with the key provincial cities of Cork, Limerick and Waterford. Baldonnell Business Park is approx. 15 km from Dublin City Centre and approx. 6.5 km from Junction 9 on the M50. Notable occupiers in the locality include MJ Flood, Walls to Workstations and Home Store + More amongst others.

Description

The subject property comprises a semi-detached fully fitted office building over two storeys. The building is of metal frame construction with an insulated metal deck roof incorporating blockwork to a height of approx. 2.5 m. with insulated cladding above to all elevations.

Specifications include:

- Double height reception
- Mix of open plan and partitioned offices
- Double glazed aluminium framed windows
- Boardroom
- Fully fitted canteen/kitchen

- Air conditioning
- Elevator
- Raised access floors
- Showers
- Secure access
- 28 car spaces

Accommodation Schedule

Approx. gross internal floor area

Landscape House	Approx. Sq. m.
Ground Floor	717
First Floor	697
Total	1,414

Intending purchasers/tenants must satisfy themselves as to the accuracy of the floor areas referred to throughout this brochure.

Rates

The rateable valuation for the property in 2020 is €63,700. The rates payable to South Dublin County Council for 2020 are €17,581.20.

Service charge

TBC

Inspections

All inspections are strictly by appointment through Savills.

Price/Rent

On application

BER

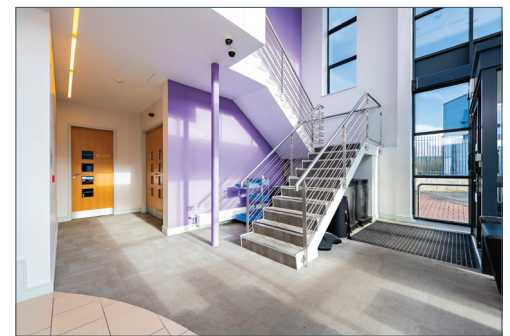
BER Rating: C3

BER Numbers: 800737496

Energy Performance Indicators:
264.27 kWh/m²/yr 1.47

Geocode:

53.295497, -6.440789



Further Information

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Dublin 2

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savills.ie

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