



Block 8 Richview Office Park Clonskeagh Dublin 14

- Recently Refurbished Office Suite
- Turn-Key Condition
- c. 826 sq. m. (8,891 sq. ft.) + Parking
- Excellent Transport Links



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LET**

LOCATION:

Richview Office Park is advantageously placed next to UCD Campus, about 6 kms from Dublin City Centre.

The park is easily accessible from Dublin's city centre and suburbs, with multiple bus lines serving Clonskeagh Road, as well as the Green Luas line stopping at neighbouring Milltown and Windy Arbour Luas Stops.

Occupiers have access to a variety of amenities, including numerous sporting and retail facilities.

The well-established office park has already attracted a number of high-profile tenants, including O'Leary Insurance, Verifone Ireland, Malone O'Regan and Thyme IT.

DESCRIPTION:

Block 8 Richview Office Park is a significant three-story office building in the centre of Clonskeagh.

The unit provides first and second floor accommodation extending to c. 826 sq. m. / 8,894 sq. ft. of a fully refurbished building close to Dublin's City Centre and South Suburbs. Occupiers will have access to 22 car parking spots.

Block 8 has been completed to a high standard and has a modern ground-floor welcome area.

The accommodation has an abundance of natural light and includes both open plan and cellular office space.

The unit has the benefit of 22 parking spaces.

SPECIFICATION:

- Air Conditioning
- Suspended Ceiling
- LED Lighting
- Raised Access Floors
- Reception
- Kitchen
- Passenger Lift
- Ample Car Parking

TENURE: New Flexible Lease Terms Available

COMMERCIAL RATES: c. €5.95 per sq. ft.

SERVICE CHARGE: c. €8.19 per sq. ft.

BER A3 No. 800952731 / 75.63 kWh/m²/yr

ACCOMMODATION:

GIA	sq. m.	sq. ft.
First Floor	410	4,413
Second Floor	416	4,478
Total	826	8,891

22 Car Parking Spaces are Demised to the Property

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



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