

HAINAULT HOUSE

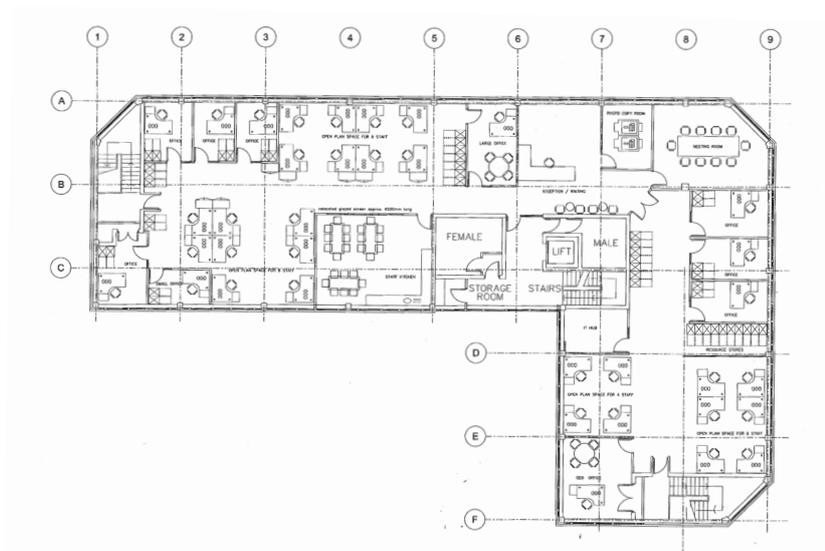
Fully Refurbished Opportunity to Let

First Floor, Hainault House, Belgard Square South, Dublin 24



THE ACCOMMODATION

The entire first floor within Hainault House has been fully refurbished to modern office standards and is available for immediate tenant occupation. Jones Investments also carried out modernisation works to the common areas of the building, including the reception area, WC facilities and provision of new shower facilities.



INDICATIVE FLOOR PLAN

ACCOMMODATION SCHEDULE

Floor	Size Sq. m	Size Sq. ft	Quoting Rent	Quoting Rent per Sq. ft	Service Charge Budget Per Annum	Rates Per Annum	Car Spaces Per Annum
1st Floor	584	6,286	€156	€14.50	€26,202	€21,300	€650 per Space

LEASE

New lease available.

SPECIFICATION

Raised access floors, carpet tiles, painted & plastered walls, Cat A lighting and suspended ceiling tiles. The common areas will benefit from shared shower facilities.

CAR SPACES

Benefits from 20 car parking spaces and a further 17 car spaces are available by way of licence agreement.

CURRENT TENANTS & SURROUNDING OCCUPIERS

Existing tenants include Early Childhood Ireland Limited and Comhairle. Surrounding occupiers include the PM Group, Volvo Car Ireland and Permanent TSB.

VIEWINGS

All viewings are strictly by appointment through the letting agent.

SURROUNDING AMENITIES & FACILITIES

The Square Tallaght is within three minutes' walk offering a broad mix of restaurants including Costa Coffee, BB's Café, El Gringo Burrito, Starbucks and many more.

TRANSPORT LINKS

 Direct access to and from the M50, N11 and the N7

 The Luas Red Line is within 5 minutes' walk

 49N, 54A, 56A, 75, 76, 76A, 77A

OTHER JONES INVESTMENT PROJECTS



THE ONE BUILDING



DOCKMILL



HANOVER REACH



CONTACT

Conor Whelan
Aishling O'Hanlon

conor.whelan@qre.ie
aishling.ohanlon@qre.ie

086 777 8808
087 690 2846



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