



Unit 9A Centre Point Business Park Dublin 12, D12 C9T2

- 3 storey building extending to c. 470m² (5100 sq. ft.) GIA
- Turn-key end of terrace office accommodation with rear access to storage area
- Fully fitted own door offices
- 14 car parking spaces
- Modern secure business park environment



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UNIT 9A



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LOCATION

EIRCODE: D12 C9T2

Centre Point Business Park is a modern and secure business environment, strategically positioned off Oak Road and located within a much sought after enterprise hub in South West Dublin.

Conveniently adjacent to the M50 / Red Cow Junction, M7 and city centre.

Accessible to LUAS Red Line & all public transport.

DESCRIPTION

The property comprises an end of terrace own door offices over three levels, with rear access to storage area and 14 designated car parking spaces.

The current configuration provides a mix of cellular and open plan offices over three floors fitted out to a very high standard.

The layout comprises offices on the ground floor with storage area and rear access, offices on first, and second floors. Each level provides separate kitchen, toilet and wet room facilities.

Heating is by way of a central gas system and air conditioning.

The property presents in turn-key condition.

COMMERCIAL RATES 2023 - €12,220

SERVICE CHARGE 2022/23 - €5360

TITLE Long Leasehold

VAT Not applicable

INTERNAL MEASUREMENTS*

LEVEL 1	ENTRANCE	29 FT X 6.5 FT
	HALLWAY	8.5 FT X 14.5 FT
	OFFICE 1	10.5 FT X 13.2 FT
	OFFICE 2	10 FT X 9 FT
	BOARDROOM	26 FT X 18 FT

STORE /WAREHOUSE	29 FT X 18 FT
KITCHEN	
WC	

1ST FLOOR LEVEL

MAIN ENTRANCE HALL

OPEN PLAN OFFICE	38 FT X 20 FT
OFFICE 1	12 FT X 10 FT
OFFICE 2	12 FT X 12 FT
OFFICE 3	10 FT X 10.5 FT
OFFICE 4	10 FT X 11 FT
OFFICE 5	
KITCHEN	12 FT X 12 FT
WC	
COMMS ROOM	

2ND FLOOR LEVEL

OFFICE 1	10.5 FT X 10 FT
OFFICE 2	10.5 FT X 10 FT
OFFICE 3	10.5 FT X 11 FT
MAIN OFFICE	29 FT X 47 FT
KITCHEN	
WC	

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

BER C2

BER No.800218042
EPI:360.84kWh/m²/y



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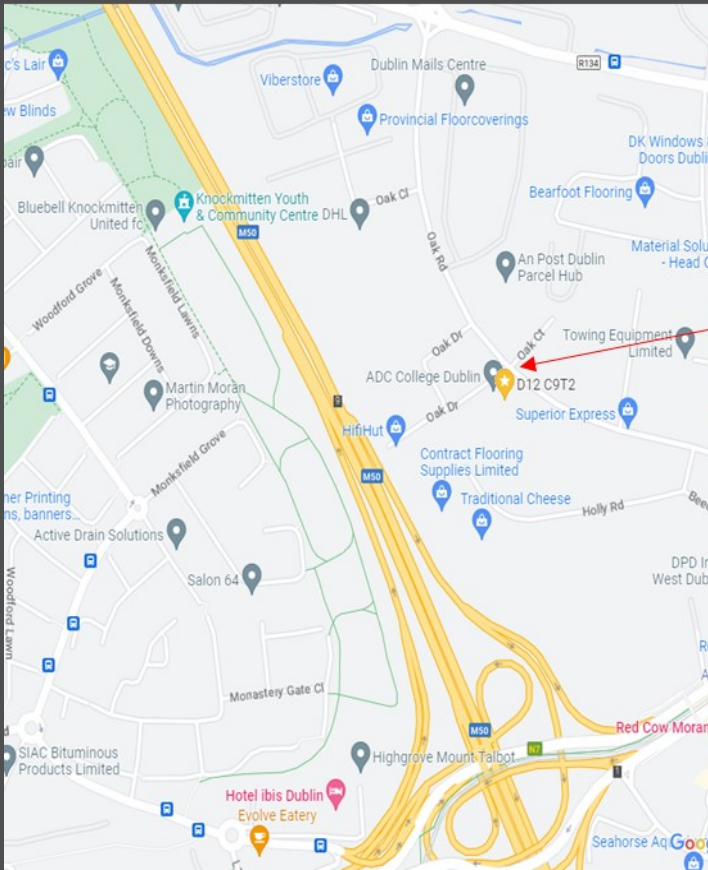
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LOCATION MAP

EIRCODE: D12 C9T2



SELLING AGENT

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