

OWN DOOR OFFICES FOR SALE / TO LET



CENTRAL PARK
LEOPARDSTOWN
CO. DUBLIN

CENTRAL PARK



Central Park represents a new concept in mixed use development including office, residential, shops and hotel in Leopardstown, Dublin 18.

This mixed-use development is superbly located, enabling ease of access to and from the city centre. Surrounded by well established road and public transport networks, Central Park provides the best Dublin has to offer in integrated transport.

Central Park has the advantage of being adjacent to one of Dublin's prime residential areas, allowing staff to live and work within this attractive locality.

The park is currently home to a number of high-profile corporate entities including Vodafone, First Active, Merrill Lynch, Tullow Oil, LeasePlan and Volkswagen Bank. The calibre of those attracted reflects the quality of the overall development.

Other occupiers within the adjoining South County Business Park include Microsoft, ICON Plc, MSD Human Health, Trintech, Fannin Health Care, Merck Sharp & Dohme and the Marketing Institute of Ireland.

The surrounding area provides a wide range of retail and leisure facilities. Amenities located within Central Park itself include: Bewley's Hotel, Baan Thai Restaurant, Munchies Café and Centra. The surrounding area also provides many amenities including: Dundrum Town Centre and Stillorgan Shopping Centre, Westwood Leisure Centre, a number of golf courses and the neighbouring renowned Leopardstown Racecourse.

LOCATION / TRANSPORT LINKS

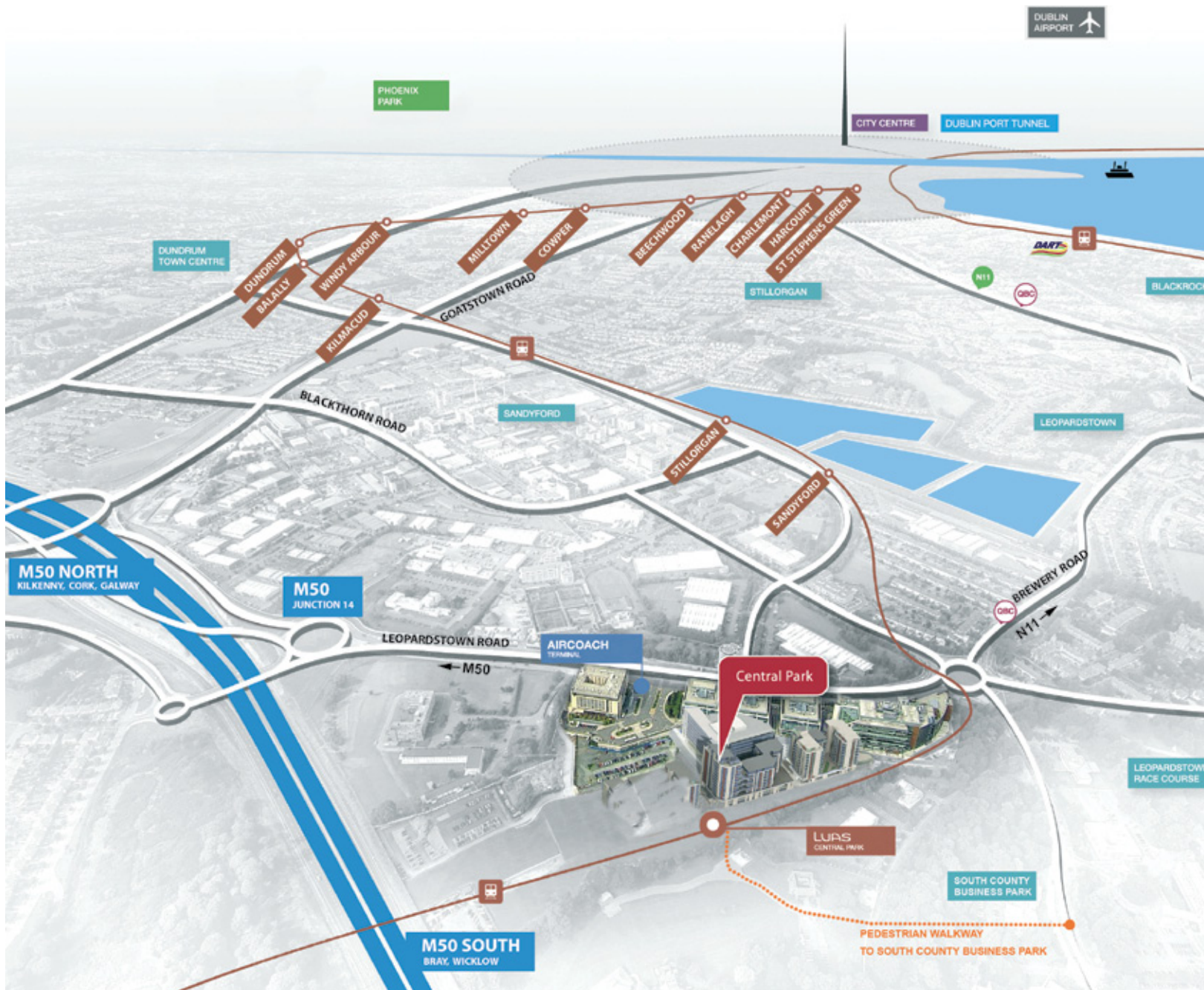
Central Park is ideally located off the Leopardstown Road, less than 0.5 km from the Leopardstown Road M50 Interchange (Junction 14) and 1km from the N11 Stillorgan Dual Carriageway, via Brewery Road. The area is arguably one of the most accessible office / commercial locations in Dublin.

Central Park has a dedicated Luas stop immediately adjacent to these office / commercial units. The Luas provides a direct link to Dublin City Centre with an approximate journey time of 25 minutes from Central Park to the city centre and a frequency of one tram every 5 minutes at peak times.

A range of Dublin Bus services provide links to the city centre, Dun Laoghaire, Kilternan, Bray, Ballinteer and Shankill, as well as a number of other locations. Bus routes servicing the development / local area include ; No's 5, 44, 44B, 46B, 75, 114, 115, 116, 118.

The Aircoach provides a regular service from Central Park to Dublin Airport via the city centre.





LUAS

Travel times from Central Park:

DESTINATION	MINUTES
Brides Glen/Cherrywood	17
Sandyford	3
Stillorgan	5
Dundrum	11
Charlemont	22
St. Stephen's Green	30

DESCRIPTION & SPECIFICATION

The office suites are accessed off a central boulevard which comprises a mix of restaurant, retail and gym facilities in addition to the own door offices.

These suites have been specifically designed to satisfy the changing needs of today's business occupiers and provide an opportunity to establish a presence within what is considered one of South Dublin's best office locations.

Each unit is open plan in layout and will be finished to the highest specification to include;

- Suspended ceilings with recessed light fittings.
- Air-conditioning.
- Plastered and painted walls.
- Raised access floors with floor boxes wired for power.
- Tea station facilities.
- Toilet facilities.

LEASE TERMS

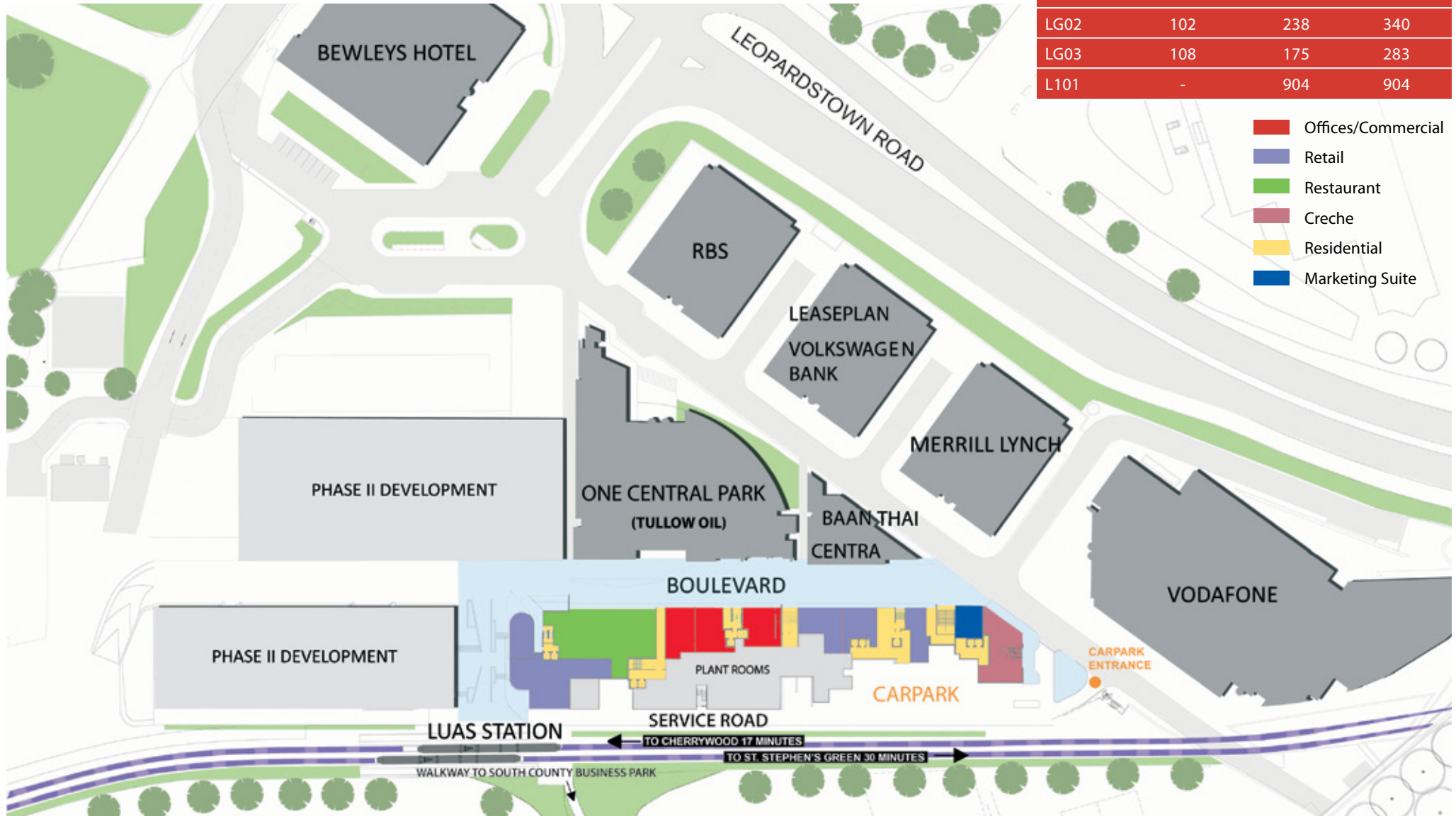
Flexible lease terms available.



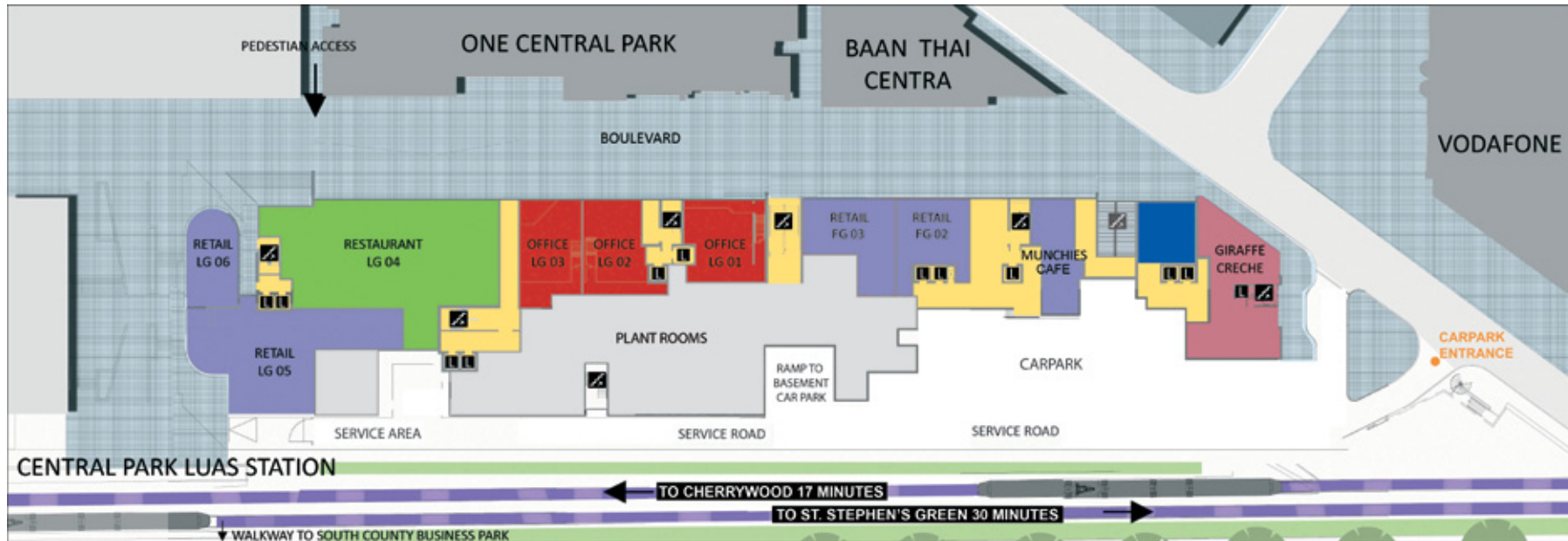


ACCOMMODATION & FLOOR PLANS

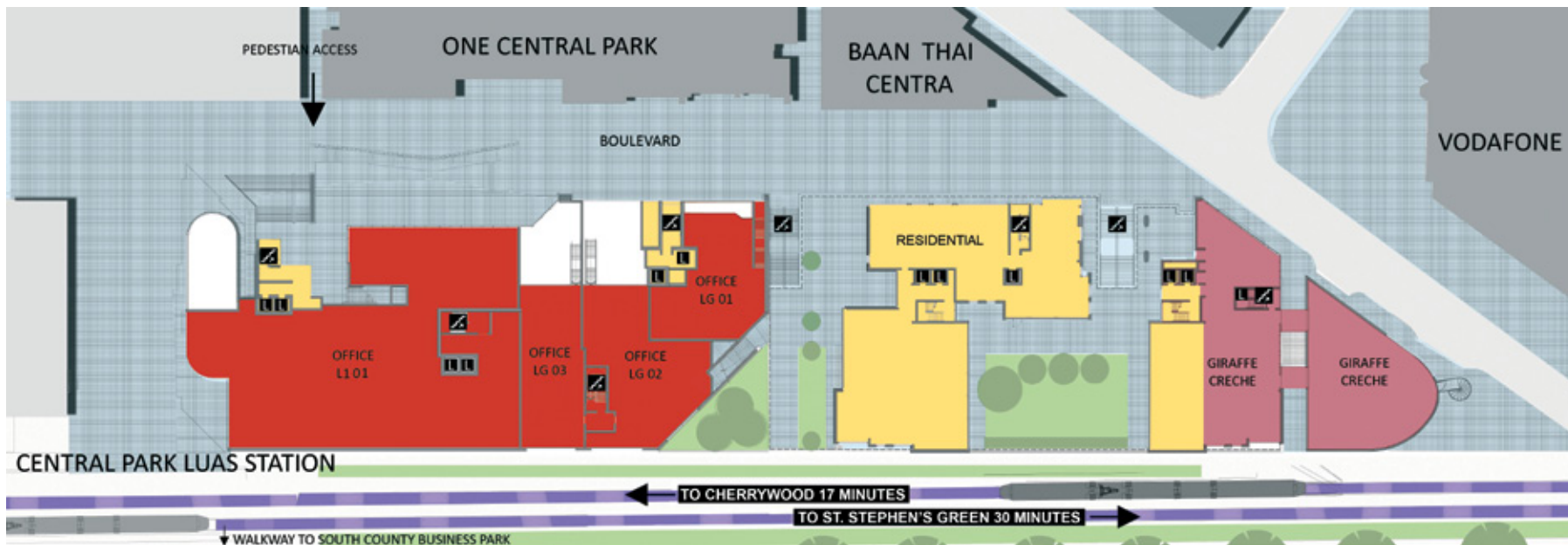
Central Park Site Plan



	Ground Floor	First Floor	Total SQM
FG02	91	-	91
FG03	114	-	114
LG01	111	185	296
LG02	102	238	340
LG03	108	175	283
L101	-	904	904



Ground Floor Plan



First Floor Plan

VIEWING

Viewing strictly by appointment with joint selling / letting agents Lisney and HT Meagher O'Reilly.

www.vantagecommercial.ie

CONTACT

Michelle O'Flynn moflynn@lisney.com
James Nugent jnugent@lisney.com

Tel: +353 (0)1 638 2700
Fax: +353 (0)1 661 5086
24 St. Stephen's Green, Dublin 2
www.lisney.com



Jim O'Reilly jimoreilly@htmor.com
Declan O'Reilly doreilly@htmor.com

Tel: +353 (0)1 634 2466
Fax: +353 (0)1 634 2477
20-21 Upper Pembroke Street, Dublin 2
www.htmor.com



Lisney/HT Meagher O'Reilly for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney/HT Meagher O'Reilly nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.