

# TO LET

# THE LIBERTY BUILDING

Blanchardstown, Dublin 15



30,411 SQ FT (2,826M<sup>2</sup>)  
LANDMARK PROPERTY  
EXCELLENT TRANSPORT LINKS  
FULLY FITTED OFFICE ACCOMMODATION

BER C2



01 6731600

CBRE  
CB RICHARD ELLIS

01 6185500

[www.cbre.ie](http://www.cbre.ie)



PROMINENTLY  
LOCATED OFF THE  
M50 AND ALONG THE N3



THE LIBERTY BUILDING occupies an elevated site on the south east side of the Blanchardstown Centre.

Other major occupiers in the area include LIBERTY INSURANCE, EBAY AND FINGAL COUNTY COUNCIL.



OVER 600 BUSES SERVICE THE CENTRE DAILY offering easy access from the city centre and surrounding hinterland.



EXCELLENT SURROUNDING ROAD NETWORK



BLANCHARDSTOWN RETAIL CENTRE, Irelands largest retail centre is located on an adjoining site. Home to over 180 stores including Debenhams, M&S and Dunnes Stores as well as 20 restaurants and a 9 screen cinema, it offers a variety of amenities to staff working at the Liberty Centre.

16.6 MILLION VISITORS to the centre annually.



DESCRIPTION

Scaling 11 stories and measuring approximately 105,000 sq ft with a predominantly glass exterior, this modern office building forms a focal point for the entire area. Built in 2002 by Green Property Plc, this landmark building is the first element one will see on approach to the Blanchardstown Centre.

The 5th, 6th and 7th floors are fully fitted and furnished to modern office specifications. Current configurations allow for seating of upwards of 100 employees with meeting rooms, boardrooms, cellular offices and tea stations. Ladies and gents toilets are located in the lift core on each floor.

The Liberty Centre provides a turnkey opportunity for occupiers seeking fully fitted accommodation. There is a fully serviced canteen at ground floor level with a coffee shop located on the 1st floor, providing an excellent choice of hot & cold food, snacks and beverages to all employees in the building.

ACCOMMODATION SCHEDULE

The Gross Internal Area is as follows:

Floor	M <sup>2</sup>	Sq Ft
Fifth	942	10,137
Sixth	942	10,137
Seventh	942	10,137
Total	2,826	30,411
Car Parking		1:1,000

All intending tenants/purchasers are specifically advised to verify the floor area and carry out their own due diligence.

SPECIFICATION

- Fully fitted & furnished office accommodation
- Mixture of open plan and cellular offices
- Seating for 100 + employees per floor
- Raised access floors
- Suspended ceilings
- Fresh air ventilation system





