

# THREE ROCK PLAZA, THREE ROCK RD, DUBLIN 18

## TO LET



### ACCOMMODATION AVAILABLE

**Description:**

Three Rock Plaza, which has been recently refurbished to a high standard, extends to approx. 8,727 sq ft (810 sq m) which is arranged over three levels and benefits from 8 secure basement car parking spaces and ample bicycle parking facilities.

**Specification:**

- Raised Access Floors
- Air- Conditioning
- New Lighting
- New Suspended Ceiling
- Shower Facilities

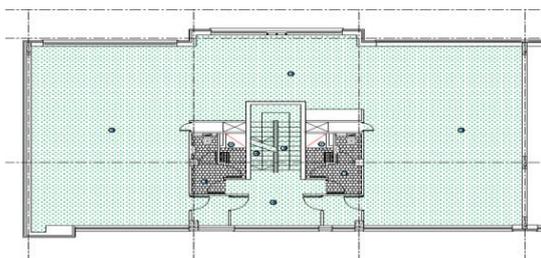
**Specification Includes:**

<b>Lease:</b>	New Lease Terms
<b>Rent:</b>	€23.50 per Sq.ft
<b>Rates:</b>	€3.11 per Sq.ft
<b>Service Charge:</b>	€ 2.17
<b>Spaces:</b>	8 Cars
<b>Viewings:</b>	Contact agent

Sandyford has become one of the most successful suburban locations in Dublin for many reasons which include excellent accessibility, exceptional amenities and facilities, along with being a location which attracts a much sought-after workforce which is ideal for the many international and national occupiers already situated in the area. Transport links – include M50, Luas Green Line, Aircoach.

The area has now become known as a place where all can “Live, Work & Play”.

**Floor Plan**



**Schedule of Accommodation**

Schedule of Accommodation	Use	GIA Sq. m	GIA Sq. ft
Ground Floor	Office	270.25	2,909
First Floor	Office	270.25	2,909
Second Floor	Office	270.25	2,909
<b>Total</b>		<b>810.76</b>	<b>8,727</b>

**Contacts:**

Lisa McInerney      Lisa.McInerney@qre.ie      087 986 6868  
 Brian Kelly      Brian.Kelly@qre.ie      087 337 4933

**BER C2**