

# TRINTECH BUILDING



## TO LET

South County Business Park,  
Leopardstown, Dublin 18





**The Trintech Building is a four storey modern office block located in South County Business Park.**

The ground, first and second floor suites which are accessed via an impressive double height reception area provide occupiers with flexible, efficient floorplates with excellent natural light. The ground floor is completely open plan, while the first and second floors are a mix of open plan and cellular accommodation. All floors can be easily adapted to suit a variety of businesses.

FLOOR	SQ. M	SQ. FT
Ground	347	3,735
First	430	4,629
Second	488	5,252
TOTAL	1,265	13,615



## BUILDING SPECIFICATION

South County Business Park is a proven office location and is easily accessible from all parts of Dublin.



- › Flexible and efficient floorplate
- › Raised access floors
- › Floor boxes wired for power and data
- › Carpeted throughout
- › Suspended Ceilings
- › Air conditioning
- › 8 person passenger lift
- › Impressive double height reception area
- › Access control and intercom system
- › Ladies and gents toilets
- › Ample onsite car parking available



## LOCATION

South County Business Park is a proven office location further underpinned by Microsoft's HQ at the back of the park and the recent announcement of Mastercard's decision to locate its new 250,000 sq. ft. HQ campus at One, Two and Three South County at the entrance to the business park. The surrounding area employs in excess of 20,000 staff, a number which is increasing annually.

The business park is located approx. 9km South of Dublin City Centre and is strategically positioned adjacent to the M50 and in close proximity to the N11 dual carriageway. Occupiers will be within 20-25 minutes of the city centre and 25 minutes from Dublin Airport. The location is served by all major public transport links with the LUAS Green Line a 5 minute walk and Dublin Bus and Aircoach serving the immediate area. South County Business Park can be easily accessed from all parts of Dublin and commuter counties such as Wicklow, Kildare, Meath and Louth.

## TRANSPORT LINKS TO AND FROM THE TRINTECH BUILDING



M50 / N11  
2 MIN DRIVE



Aircoach  
17 MIN WALK



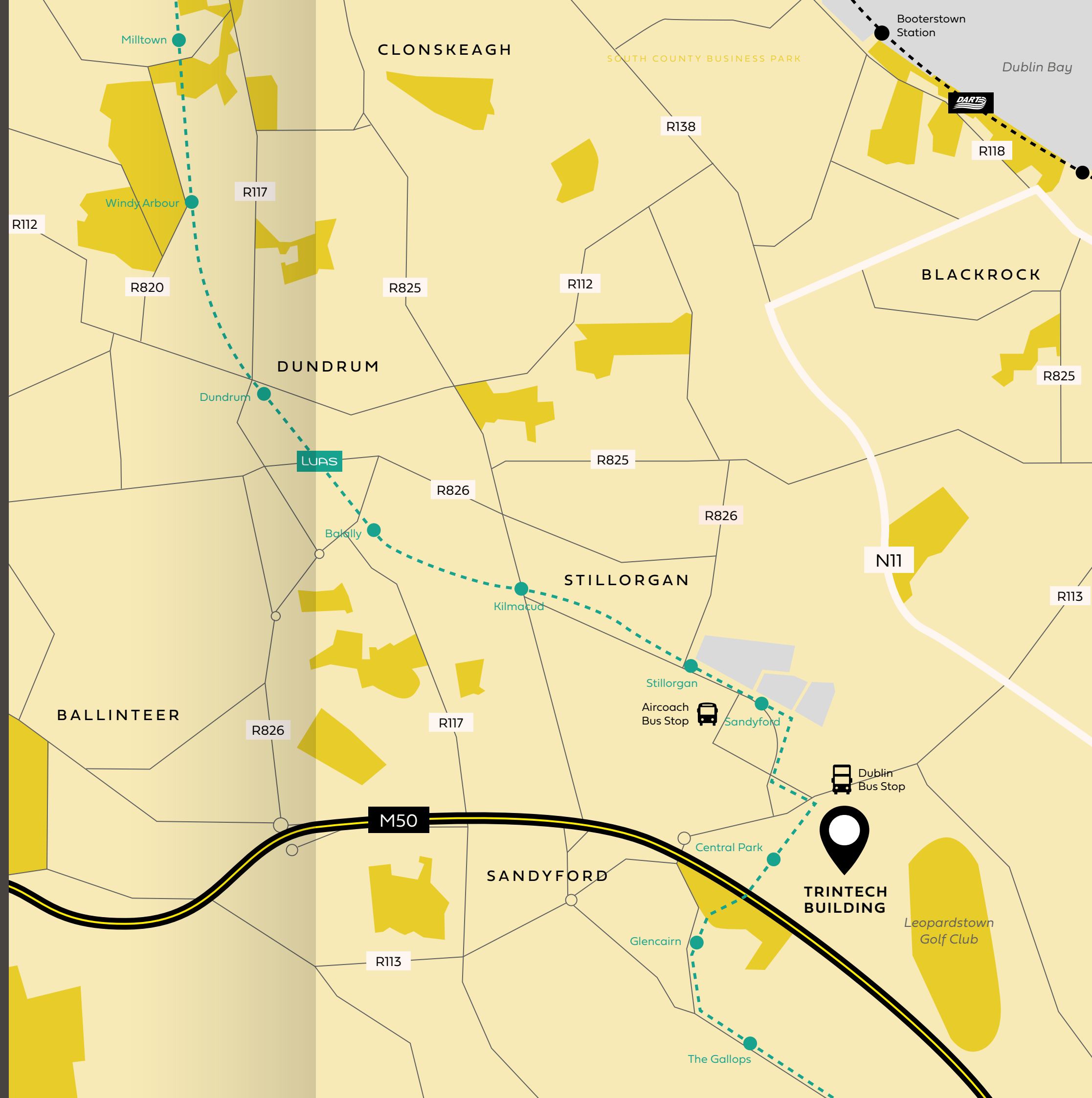
Dublin Bus  
7 MIN WALK



Green Luas  
5 MIN WALK



Dublin Airport  
25 MIN DRIVE



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## FURTHER INFORMATION

Lease terms and details available on request. Inspections strictly by appointment through Joint letting agents BNP Paribas Real Estate and JLL.

## CONTACT



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