



# For Sale

E7, Calmount Business Park presents an opportunity to purchase a self contained modern office building extending to 2,789 sq ft.



## **E7, Calmount Business Park**

Calmount Park, Calmount Avenue,  
Ballymount, Dublin 12, D12 F386

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**2,789 sq ft**

259.11 sq m

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**Reference: #317561**

**BER C1**

## E7, Calmount Business Park

Calmount Park, Calmount Avenue, Ballymount, Dublin 12, D12 F386

Entire Office Building



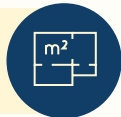
Benefit of vacant possession



7 dedicated car spaces



Bright and spacious office accommodation



Well located Business Park with easy access to the M50



## Description

E7, Calmount Business Park is a two-storey office building located in Ballycoolin in Dublin 12. The building is fully self contained and extends to 2,789 sq. ft. The building benefits from a full fit out remaining in situ and comprises a mix of open plan office space, cellular offices, meeting rooms and a kitchen.



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### Location

Calmount Business Park benefits from a strategic location that offers exceptional connectivity and accessibility in Dublin's southwest business corridor. Situated in Dublin 12, the park enjoys immediate access to the M50 motorway, providing direct routes to Dublin Airport, the Port Tunnel, and major national roadways. This prime position places occupiers within a 15-minute drive of Dublin city centre while avoiding much of the congestion associated with central locations.

The location boasts excellent public transport links, with multiple Dublin Bus routes serving the area. This connectivity ensures staff can easily commute from across Dublin and surrounding counties.

Calmount's position in Dublin 12 offers the dual advantage of proximity to both residential hubs in south and west Dublin and the city's commercial core. The area is surrounded by established amenities including The Square Shopping Centre, leisure facilities, and various retail and dining options.





## E7, Calmount Business Park

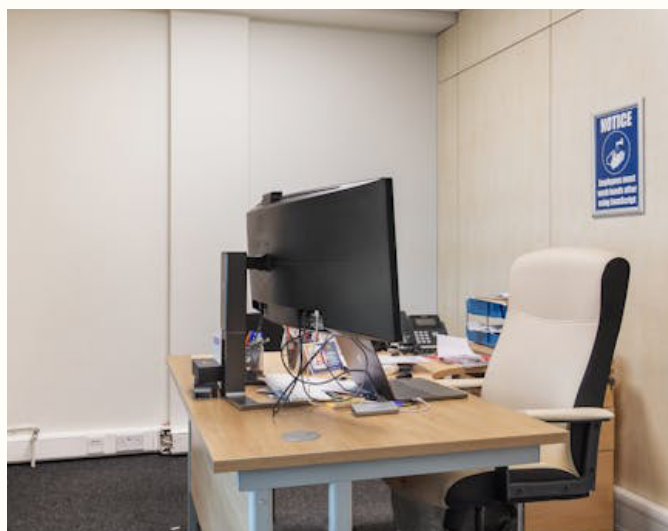
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## Contact

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