

Offices at The Grange  
Newcastle Road  
Lucan  
Co. Dublin



 459 m<sup>2</sup>  Office

**TO LET**

Brand New, State of the Art  
Office Building



PSR: 003595



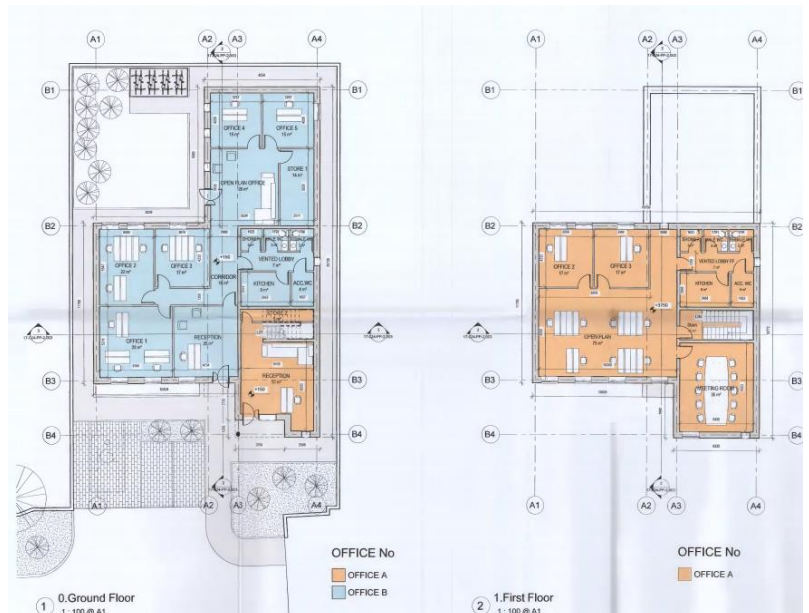
## Features & Specifications

- 2 Storey Bespoke Office Building
- GFA of 459sq.m. / 4,940 sq.ft.
- Open Plan Offices
- Feature Reception Areas
- Meeting Rooms
- Kitchen & Toilet Facilities
- Storage Facilities
- 11 Car Parking Spaces
- 8 Covered Cycle Parking Spaces
- c.9.43m in Height
- 0.43 acre site

## Location

Offices at The Grange are conveniently situated just off the N4/N7 road network with links to Dublin City Centre, M50 Motorway & all major routes.

The property is located to the rear of Grangecastle Business Park on the Newcastle road. It is close to an abundance amenities including Lucan Village, Liffey Valley Shopping Centre & a number of bus transportation links to and from the city centre.



- Brand New Turn Key Condition
- Can be tailored to suit tenant
- Dynamic Modern External Finish
- Secure Gated Complex
- Bright & Spacious Building
- Air conditioning
- Modern Lighting & Electrics
- Male & Female Toilets with Showers at Each Level
- Landscaped Site
- Excellent Location