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**Port Tunnel**  
Business Park

  
**Port Tunnel**  
Business Park

Port Tunnel Business Park is a development of 38 own door Office Suites and 57 Business Units.

**Clonshaugh, Dublin 17**





Port Tunnel Business Park is a development of own door office suites and high quality business units situated in north Dublin's most sought after location, just minutes from the M1 entrance to the Port Tunnel.

- For Sale / To Let
- Office Suites & Business Units
- Secure Managed Business Park
- Quality Units built to a high specification
- Flexible Sizes
- Join Easons, Tayto, Butlers Chocolates...
- Tax Allowances
- Additional Car Parking available
- Adjacent to Northside Shopping Centre



## Location

Port Tunnel Business Park, one of the closest developments to the mouth of the Dublin Port Tunnel, is situated within the established IDA Clonshaugh Business and Technology Park. The Park is 3 km from Dublin Airport and 6 km from Dublin City Centre.

A new road link is proposed from the IDA Clonshaugh Business and Technology Park to the N32. The proposed road will further improve access for Business Park traffic to the N32, the M1 and Port Tunnel. Access to and from the Park is at present from the Oscar Traynor Road.

Occupiers will further benefit from the facilities in the adjacent Northside Shopping Centre where a variety of shops, restaurants and banking services are provided.

## TITLE

The units will be sold with the benefit of a 650 year leasehold title.

## SALE AND LEASE TERMS

Units are available for sale as per the attached schedule subject to variation without prior notice.

The units are also available to let under new long term Full Repairing and Insuring leases.

A booking deposit of €10,000 will be required to reserve a unit.

## MANAGEMENT COMPANY

To ensure that quality standards are maintained, a Management Company will be employed. Each owner or tenant will become a shareholder in the Management Company. As a result, service charges will be payable to cover the maintenance and insurance of the common areas.

## CAPITAL ALLOWANCES

Owner Occupiers qualifying as manufacturing or in internationally traded services can avail of generous capital allowances.

Further details and breakdown upon request.

## NO IDA RESTRICTIONS APPLY



## Office Suites



## Business Units





## Office Suites

Port Tunnel Business Park also comprises own door office suites ranging in size from 85 m<sup>2</sup> over the first and second floors of the development. Due to the innovative design of the development there is flexibility available to occupiers whereby suites can be linked to provide two storey office units. Each office suite will have the benefit of at least one car parking space. Additional spaces are available through the management company.

- Air conditioned
- Perimeter trunking
- Cat 2 lighting
- Suspended ceilings
- Fully fitted toilets
- Plastered and painted walls
- Plumbed for tea station
- Double glazed windows
- Broadband available
- Carpeted



## Business Units

Port Tunnel Business Park provides a range of sizes from 215 m<sup>2</sup> and will suit a wide variety of occupiers in a modern business environment. The units are designed to provide maximum flexibility.

- Double glazed aluminium windows and doors
- Electrically operated loading doors
- Reinforced concrete floors with power floated finish
- Three phase power supply
- Approximately 1 car space per 100 m<sup>2</sup>
- Fully managed secure park
- Fully finished toilets
- High quality Offices
- Gas Connection
- Access to Broadband





# Schedule of Areas

## Block 1

Unit	Type	Sq. M	Sq. Ft
21	Office	423	4,553
1 - 3	Enterprise	227.8	2,452
4	Enterprise	236.4	2,545

## Block 2

Unit	Type	Sq. M	Sq. Ft
5	Enterprise	231	2,486
6	Enterprise	222.7	2,397
7 - 9	Enterprise	223.6	2,407
10	Enterprise	231.9	2,496
11	Enterprise	226.9	2,442
12	Enterprise	218.8	2,355
13	Enterprise	215.5	2,320
14	Enterprise	223	2,400
15	Enterprise	219.7	2,365
16	Enterprise	227.9	2,453

## Block 3

Unit	Type	Sq. M	Sq. Ft
26	Enterprise	229.2	2,467
27 - 31	Enterprise	223.7	2,408
32 - 34	Enterprise	149.2	1,606
35 - 36	Enterprise	229.2	2,467
37 - 39	Enterprise	149.2	1,606
40 - 44	Enterprise	223.7	2,408
45	Enterprise	229.2	2,467

## Block 4

Unit	Type	Sq. M	Sq. Ft
22	Office	217.2	2,338
17	Enterprise	310.3	3,340
18 - 20	Enterprise	221.2	2,381
21	Enterprise	474.3	5,105
22	Enterprise	592.6	6,379
23	Enterprise	343.7	3,700
24	Enterprise	337.9	3,637
25	Enterprise	657.7	7,079

## Block 7

Unit	Type	Sq. M	Sq. Ft
46	Enterprise	270.1	2,907
47 - 50	Enterprise	260.3	2,802
51	Enterprise	270.1	2,907
52	Storage	80.8	870
53 - 56	Storage	78.1	841
57	Storage	80.8	870

## Block 5

Unit	Type	Sq. M	Sq. Ft
1	Office	83.2	896
2 - 9	Office	84.7	912
10	Office	127.7	1,375
11	Office	83.2	896
12 - 19	Office	84.7	912
20	Office	127.7	1,375

## Block 6

Unit	Type	Sq. M	Sq. Ft
21	Office	83.2	896
22	Office	74.4	801
23	Office	76	818
24	Office	77.5	834
25	Office	76	818
26 - 27	Office	84.6	911
28	Office	76	818
29 - 30	Office	77.5	834
31	Office	76	818
32 - 33	Office	84.6	911
34	Office	76	818
35	Office	77.5	834
36	Office	76	818
37	Office	74.4	801
38	Office	83.2	896

# Site Layout

