



To Let

High quality, fully fitted offices in East Point Business Park.

- Fully fitted office
- Mix of open plan and cellular offices
- Excellent amenities to include showers
- BER C1

Block U

East Point Business Park, Dublin 3, D03 H704

5,762 to 17,287 sq ft

535.31 to 1,606.01 sq m

Reference: #87853

BER C1



Block U

East Point Business Park, Dublin 3, D03 H704

Summary

Rent	€30 per sq ft
Rates Payable	€3 per sq ft based on 2024 rates
Service Charge	€5.50 per sq ft Estimate as current tenant single occupier.
Car Parking	€1,500 per space / annum 23 car spaces
BER	C1

Description

Block U offers a rare opportunity to occupy a self-contained HQ office fully fitted out to deliver a high quality turn-key solution. The property is of approximately 17,287 sq. ft in size and is within the well established East Point Business Park, Dublin 3.

The office accommodation would be regarded as "plug & play", while also offering a mix of open and cellular offices, car parking and a reception area.

The office is available on new flexible lease terms.

Location

East Point Business Park benefits from a convenient location adjacent to the Port tunnel, with Dublin Airport only a 15 minute journey.

The business park is well served by public transport and occupiers have access to a shuttle bus to nearby DART and Luas stations.

The park benefits from on-site amenities including a weekly market, physio, crèche, Grafton Barbers, communal bicycle facilities, dry cleaners, 5-a-side football pitches and tennis courts.

Accommodation

The accommodation comprises of the following: Self-contained HQ office fully fitted out to deliver a high quality turn-key solution.

Name	sq ft	sq m	Availability
Ground	5,762	535.31	Available
1st	5,762	535.31	Available
2nd	5,762	535.31	Available
Total	17,286	1,605.93	

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