

# FOR SALE

Modern Office Suite with Excellent Fit Out



Suite 11 Bunkilla Plaza,  
**Bracetown Business Park,**  
**Clonee,**  
**DUBLIN 15**



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**Location:** Bracestown Business Park is a modern office and industrial development constructed in the mid 2000's. The park is situated off the M3 Motorway at junction 5 along the R140 and within minutes of Clonee village. The park is a mixture of modern office and industrial units with easy access to all motorways along with Dublin Airport and the Port Tunnel.

**Description:** The subject property is situated on the second floor of the Bunkilla Suite and extends to some c.198.79 sq ms (2140 sq ft.). The suite has been fitted out to an impeccable standard with oak panelled office partitions, floor boxes, raised access floors, Cat 6 cabling, suspended ceilings, and recessed lighting tinted glazing. The suite has been subdivided to provide cellular offices, boardroom along with kitchen and toilet facilities. In addition the building benefits from fully zoned gas fired central heating system, a dual air conditioning system, passenger lift, supervised access and an abundance of car parking.

**Service Charge:** A service charge in the order of €4557 per annum is applicable to the property.

**Commercial Rates:** We understand the commercial rates are in the order of €5709 per annum

**Building Energy Rating:** To be advised

**Price:** We are instructed to seek offers in the region of €100,000 for the long leasehold interest.

**Viewing:** By appointment only

Further Information:

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