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For Sale/ To Let

High Specification Office Accommodation
52 Broomhill Road, Tallaght



- Available Space

Part First Floor 680

Part Second Floor 671

1,351 m²

Units from 302 m² (to let only)

- Occupiers include Air Products, System Solutions and South Western Health Board

- Excellent car parking -1 space per 25 m².

- Close to Luas Line.



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Location

52 Broom is situated on Broomhill Road, a short distance from the Belgard Road, Tallaght village and The Square Shopping Centre.

The immediate area is a thriving business centre of mixed commercial uses with a population of c. 100,000. There is a good selection of hotel and restaurant amenities in the vicinity. A wide variety of national and international occupiers including Nestle, Johnson & Johnson, United Drug, Cuisine de France, Office of Public Works and AIB have already decided to locate in the area.

Access to the building is excellent either by public or private transport with numerous bus routes serving Tallaght village and The Square Shopping Centre. The building is a short distance from the LUAS and M50 motorway.



The Square Shopping Centre



The Plaza Hotel

The building

This high specification, four storey over basement building comprises approximately 4,634 m² of gross internal floor area. The building is finished to the highest modern standards and offers complete flexibility in terms of floor plate layout. There is also additional secure basement storage space available which extends to approximately 65 m².



Accommodation

	Floor plate size	Available space
First Floor	1,359	680 sq.m.
Second Floor	1,341	671 sq.m.
Total		1,351
Additional storage space of 65 sq.m.		
Units from 302 sq.m. are available to let only		

Floor Plans

Specifications

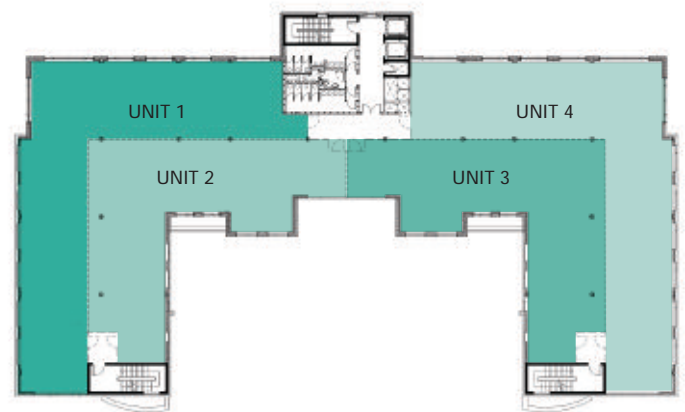
VRV air conditioning

2 number 8 person passenger lifts serving all levels

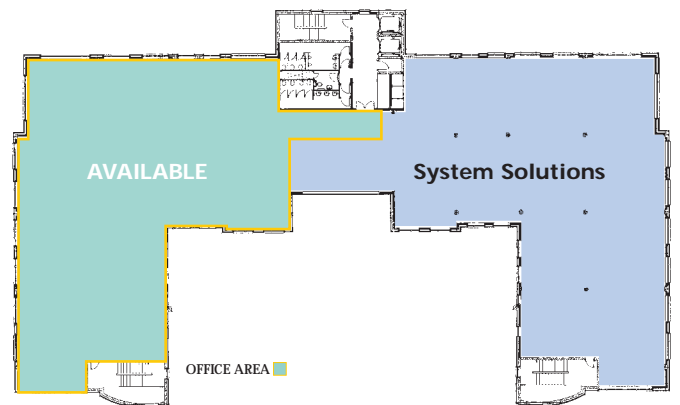
Raised access platform floors with floor boxes at 1 per 10 m².

Suspended ceilings with 'category 2' light fittings

Car parking is available at a rate of 1space per 25 m²)



Typical Floor Plan Showing Proposed Split



First Floor



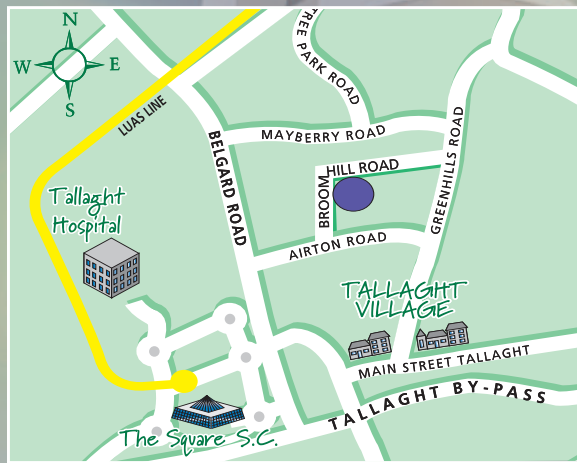
Second Floor

Terms

The remaining accommodation is available either to purchase or by way of a new long lease. Details on application.

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Broom



Strictly by prior appointment with the joint agents:

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