

TO LET
SECOND FLOOR

BLOCK



BLACKROCK BUSINESS PARK, CO. DUBLIN

LOCATION

Blackrock Business Park is located in one of South Dublin's most prestigious suburbs, approximately 7 km south of Dublin City Centre.

The Business Park benefits from excellent connectivity, with Blackrock DART Station within walking distance, multiple Dublin Bus routes serving the area, and easy access to the N11 and M50 road networks, providing seamless travel across Dublin and to Dublin Airport.

Occupiers enjoy a wide range of retail and leisure amenities nearby. Frascati Shopping Centre (c. 300 metres) and Blackrock Shopping Centre (c. 350 metres) offer a mix of shopping, dining, and services. Key brands include SuperValu, Aldi, Marks & Spencer, Caffè Nero, F45 Training, Camile Thai, and Peter Mark, alongside a variety of cafés, restaurants, and boutique retailers throughout Blackrock Village.

HIGHLIGHTS



DART
8 MINS WALK



DUBLIN BUS
5 MINS
ROUTES 7, 17, 84, 84A, 114



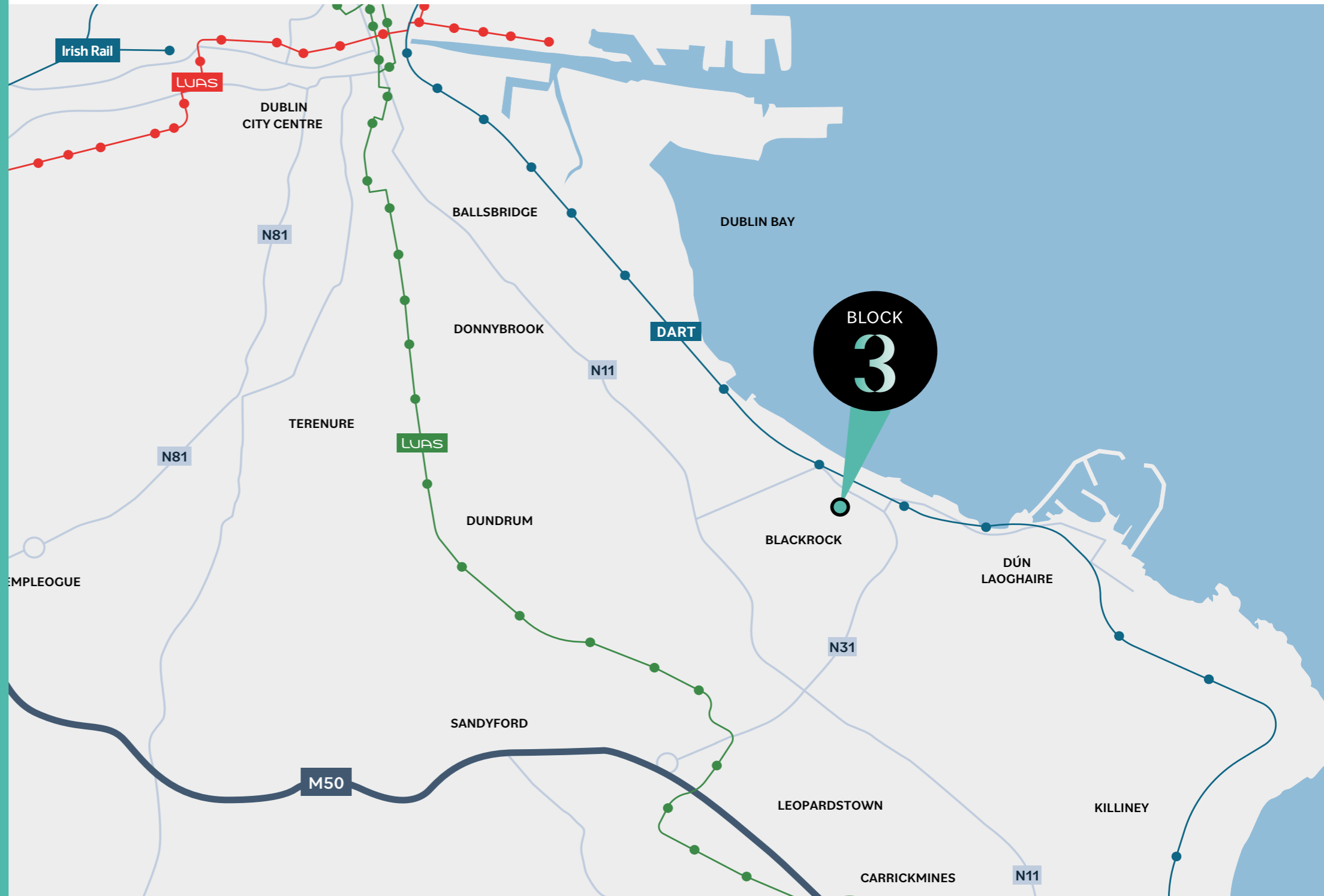
AIRPORT APPROX.
33 MINS DRIVE



18 UNDERGROUND CAR
SPACES AVAILABLE



SINGLE FLOOR PLATE
EXTENDING TO APPROX.
4,634 SQ FT (NIA)





SPECIFICATION

- » Open-Plan Workspace – Existing tenant fit-out will be removed
- » Raised Access Floors – Floor boxes wired for power
- » Air Conditioning – VRV system throughout
- » Ceilings & Lighting – Suspended ceilings with recessed LED lights
- » Lifts – 2 passenger lifts
- » Reception – Manned, double-height entrance
- » Car Parking – 18 underground spaces





DESCRIPTION

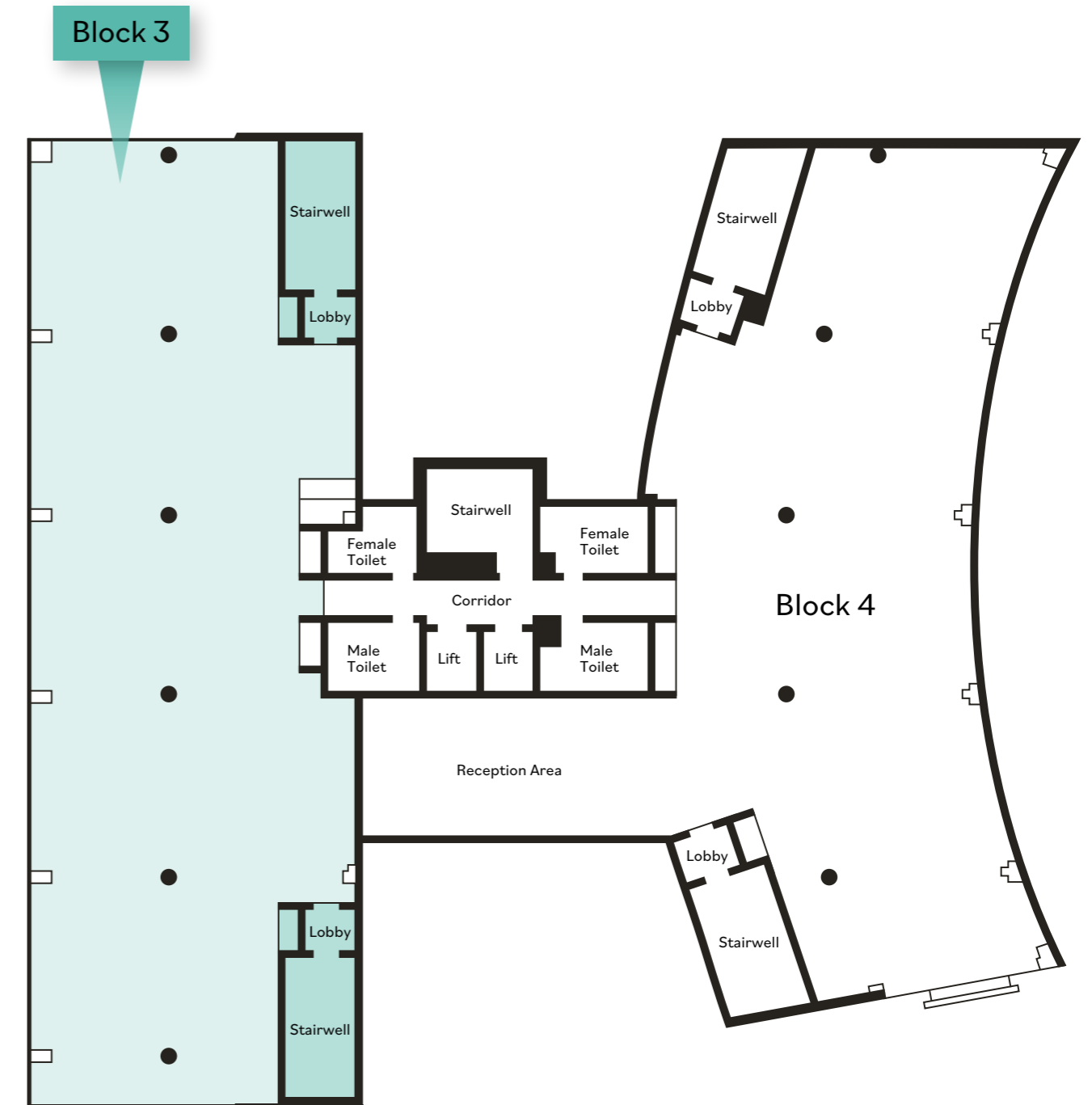
Blackrock Business Park is a modern and well-established commercial office development comprising eight high-quality office blocks. Block 3 is an impressive four-storey building, offering contemporary office accommodation.

The available second-floor suite extends to approximately 430.5 sq. m (4,633.9 sq ft NIA) and is laid out in a predominantly open-plan configuration, providing flexibility for a range of occupier requirements.

The accommodation is finished to a modern specification and benefits from a raised access floor, suspended ceilings, energy-efficient LED lighting, air conditioning, and excellent natural light provided by extensive eastern-facing glazing, creating a bright and comfortable working environment.

SECOND FLOOR

430.5 sq m / 4,634 sq ft



All interested parties are specifically advised to verify floor areas and undertake their own due diligence in this regard.

FURTHER INFORMATION

Lease Terms

Available on new lease terms.

Viewings

By appointment with sole letting agents.

Rent

Available on application.

Service Charge

€7.38 per sq ft

Rates

Estimated rates are €43.61 per sq m (€4.05 per sq ft).



CONTACT US



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