



# PARKVIEW HOUSE BEECH HILL OFFICE CAMPUS CLONSKEAGH DUBLIN 4

Bright modern offices over 1<sup>st</sup> and 2<sup>nd</sup> floor

Located in an established office campus

c. 260 sq.m (c. 2,800 sq.ft)

12 Car park spaces

# TO LET

01 662 3113  
[www.quinnagnew.ie](http://www.quinnagnew.ie)



## LOCATION

Parkview House is prominently located in the centre of the Beech Hill Office Campus.

The campus is situated just off Clonskeagh Road, adjacent to University College Dublin c. 4km south of Dublin City Centre.

Located between the N11 and Clonskeagh Road and nearby to the suburbs of Ballsbridge, Ranelagh and Donnybrook.

The area is well served by public transport services including a range of bus routes including a shuttle bus service linking Beech Hill Office Campus to the DART at Sydney Parade.

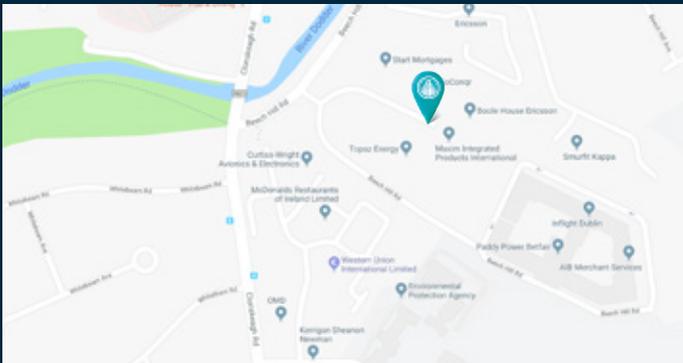
Local amenities within walking distance including restaurants, pubs and gyms.

Nearby occupiers in the area include the University College Dublin (UCD), Nokia, David Lloyd Riverview Gym, Smurfit Kappa, Topaz Energy, Ericsson, Paddy Power and Rugby Players Ireland.

## DESCRIPTION

Parkview House is modern three storey end of terrace office building located to the front of this office campus. The property comprises of the entire first and second floor of the building.

The offices have recently benefited from an expansive refurbishment program and is been offered finished to a high specification and in turn key condition.



## OTHER FEATURES INCLUDE

- Cat 6 data cabling
- Air Conditioning
- Alarmed
- Kitchen and staff welfare areas
- Balcony
- 8 person lift
- Gas Central heating

## ACCOMMODATION

The size of property on the site currently is approx:

**First Floor:** 131 sq.m

**Second Floor:** 128 sq.m

**Entire:** 259 sq.m

12 surface level car parking spaces

*All intending purchasers are advised to verify the floor areas and undertake their own due diligence.*

## LEASE TERMS

New modern lease as an entire or as separate floors.

## COMMERCIAL RATES

2018: 1st Floor – c. €6,950

2018: 2nd Floor – c. €6,550

## SERVICE CHARGE

2018: 1st Floor – c. €8,400

2018: 2nd Floor – c. €8,000

## BER



BER Rating:

D1

BER No.

800456774

EPI:

529.17 kWh/m<sup>2</sup>/y



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