



For Sale / To Let

Unit 1 & 2 Block 5 Port Tunnel Business Park, Clonshaugh, Dublin 17 D17 P497

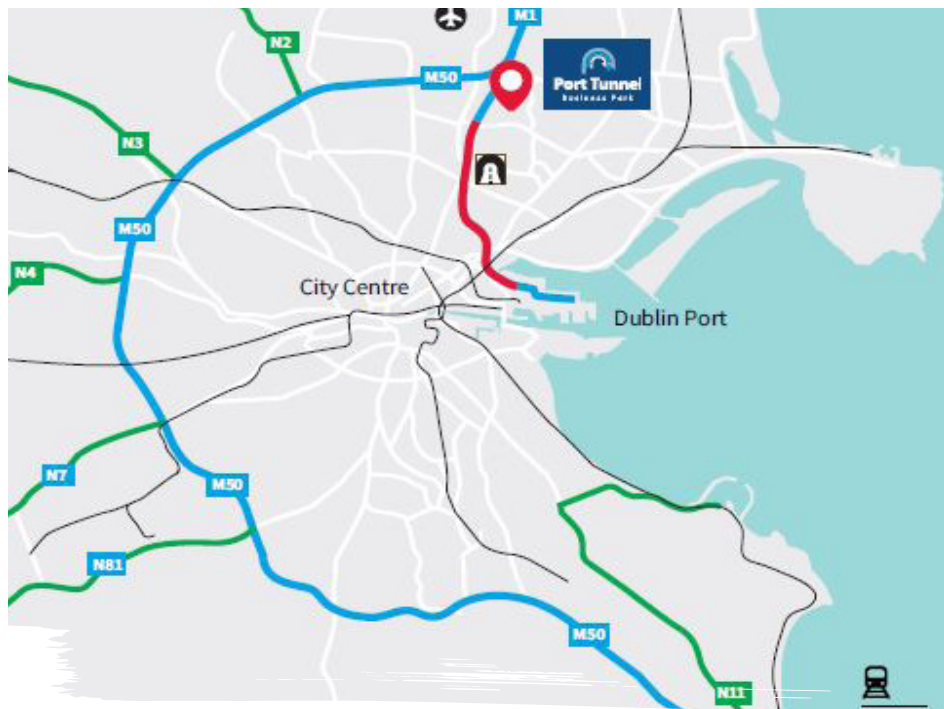
Two Modern Specification Own Door Office Suites, capable of being let combined or as two independent units

BER C3 E1

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Location

- Superb North Dublin location just 3km from Dublin Airport and 6km from Dublin's City Centre
- Located west of the main inner estate road and a short distance from the Oscar Traynor Road
- The Oscar Traynor Road connects Clonsaugh Business and Technology Park with the M1, close to its entrance with the Port Tunnel



Travel Times

	M1/M50 Motorway	–	5 mins
	M50 Motorway Junction (M11)	–	30 mins
	Dublin Airport	–	13 mins
	Dublin Port Tunnel	–	27 mins
	Dublin City Centre	–	25 mins



Accommodation

The approximate gross internal area (GIA) is as follows:

	SQ FT
Unit 1	896
Unit 2	912
Total	1,808

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

Description

- Modern specification, own door office suites, situated on the ground floor
- Open plan office finished to a modern specification with carpeted concrete floors, plastered and painted walls, suspended ceilings with CAT II lighting, perimeter trunking and cassette air conditioning
- Dedicated car parking - two per unit (four in total)



**Unit 1 & 2 Block 5
Port Tunnel Business Park
Clonshaugh
Dublin 17
D17 P497**

Terms

To Let under new lease terms

Rent

On application

Viewing

Strictly by appointment only with the sole agents

Building Energy Rating

BER: C3/ E1

BER No: 800626657/ 800626665

EPI: 519.47/ 426.3 kWh/m²/yr

Enquiries

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