

Southern Cross

Boghall Road

## To Let - Detached Two Storey Office

### Boghall Road, Bray, Co Wicklow

BER C3

- Fitted office accommodation in open plan and cellular layout of approximately 4,180 sq ft
- Available fully furnished if required
- Flexible lease terms available
- Ample car parking spaces
- Sought after commercial and business location
- Strategically located close to N11 and M50 motorways



01 6731600

jll.ie

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

Sean Ryan McCaffrey Email: [sean.ryanmccaffrey@eu.jll.com](mailto:sean.ryanmccaffrey@eu.jll.com) Tel: +353 1 4779741  
Woody O'Neill Email: [woody.oneill@eu.jll.com](mailto:woody.oneill@eu.jll.com) Tel: +353 1 6731661

**SERVICES**

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management |  
Property Management | Occupier Services | Research & Consultancy

## LOCATION

- The property is located just off Boghall Road in Bray, Co Wicklow
- The property is situated approximately 2.4 km from the N11 which forms an extension of the M50 orbital motorway around Dublin
- The M50 offers excellent access to the main arterial routes to and from Dublin and Dublin Airport
- Dublin City Centre is located approximately 24km from Bray
- Bray is host to numerous high profile occupiers including Trinity Biotech and Takeda

## DESCRIPTION

- Open plan and cellular office accommodation laid out over ground and first floor
- The property is of block and brick construction supporting a flat roof
- Specification including painted and plastered walls, suspended ceiling tiles, carpet floors and perimeter trunking
- Heating and cooling is provided by electric storage heaters and air conditioning cassettes
- The property benefits from an abundance of car parking spaces

## ACCOMMODATION

The approximate gross external floor area of the property is as follows:

	SQ FT
2 Storey Offices	4,180
<b>Total</b>	<b>4,180</b>

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

## SERVICES

- All mains services are available

## BUILDING ENERGY RATING

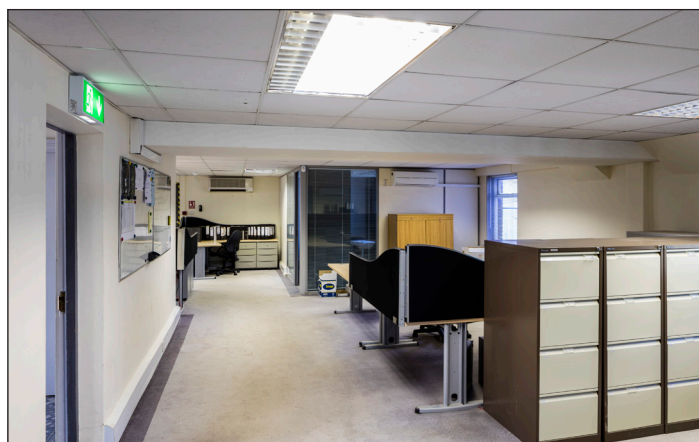
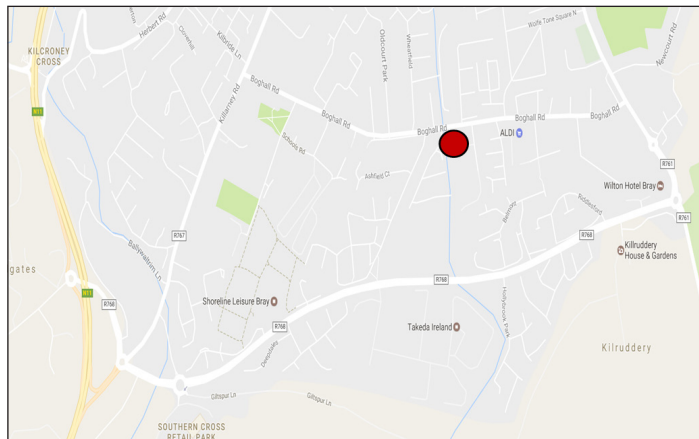
- BER: C3
- BER No. 800069015
- EPI: 468.98 kWh/m<sup>2</sup>/yr

## RENT

On application

## VIEWING

Strictly by appointment with the sole letting agent



**Sean RyanMcCaffrey**  
sean.ryanmccaffrey@eu.jll.com  
Tel: +353 1 477 9741  
**Woody O'Neill**  
woody.oneill@eu.jll.com  
Tel: +353 1 673 1661

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