

# TO LET

## PART FIRST FLOOR, BLOCK P1 EASTPOINT BUSINESS PARK

DUBLIN 3

### Key Benefits

- Fully fitted accommodation
- Ready for immediate occupation
- Available by way of an assignment
- Established business park location
- Mixture of open plan and cellular offices



### Contacts

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### Location

Eastpoint Business Park is Ireland's most prestigious and successful business campus. It comes as no surprise that Eastpoint is home to companies such as Oracle, Activision, Google and British Airways that have chosen Ireland as their European hub. The park is strategically located a short distance from the CBD and IFSC. The park also benefits from ease of access to the Dublin port tunnel and the M50. Eastpoint Business Park provides occupants with a host of tenant amenities which include Insomnia, Blockburger, Links Childcare Creche and SPOORSE Dry Cleaning.



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### Description

The available accommodation comprises one floor extending to approximately 7,700 sq. ft in Block P1 of Eastpoint Business Park, the first floor is available by way of assignment from IQVIA. Block P1 occupies a prominent position in Dublin's only central business park. This grade A office space comes with an existing tenant fit-out and very flexible terms. The office is mainly open plan with meeting rooms, breakout spaces and cellular office space. Floor to ceiling glazing also provide a flurry of bright and natural light, which really give the space a welcoming feel.

### Specification

The specification includes the following:

- Raised access floors
- Cabling
- Carpet floor coverings
- Suspended ceilings
- Lighting
- Mixture of open plan and cellular offices
- VRV air conditioning
- 2 x 8-person passenger lifts
- High quality common areas
- Male and female toilets

### Tenancy

Demise	Part First Floor – 7,700 sq ft
Lease Commencement Date	8 February 2016
Lease Type	Assignment
Expiry	1 March 2025

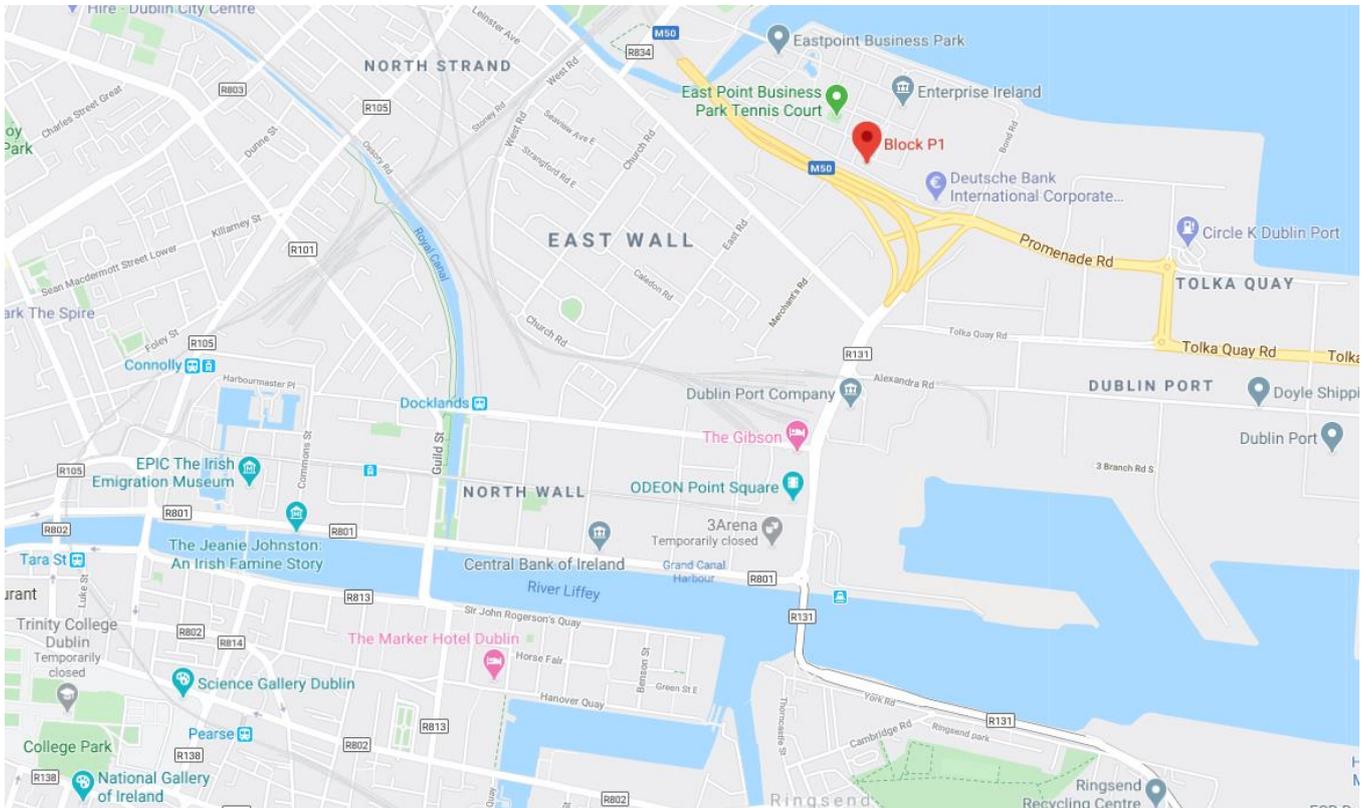
### Car Parking

There are 11 surface car parking spaces available with this property.

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### Building Energy Rating

BER: C1

BER Number: 800418931

Energy Performance Indicator: 374.16 kWh/m<sup>2</sup>/yr

### Services

Services charge: €10.37 per sq ft.

Rates: €3.48 per sq ft.

### Rent

On application.

### Viewing

Strictly by appointment only with the sole letting agents CBRE.

#### Sam Daunt

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e: [sam.daunt@cbre.com](mailto:sam.daunt@cbre.com)

#### Aaron Robinson

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