



FOR SALE **Own Door Office** SUITES FROM 209 Sq Mtrs.

A truly rare opportunity for small companies to acquire high profile self contained own door office suites located in an impressive and convenient working environment. The three story building is highly flexible in order to facilitate large organisations to interconnect their office suites either vertically or horizontally to create larger suites.



Clonee, Dublin 15
Tel: 01 801 4000

For Sale

To Let



High Specification:

- Imposing Double Height Entrance Lobby
- High Speed Passenger Lift
- Suspended Ceiling
- Raised Access Floors
- Category II Lighting
- Gas Fired Central Heating and Comfort Cooling
- Tastefully Painted & Carpeted
- Fully Fitted Tea Station

Harmonising Technology & Property

- Extensive Telecommunications with Built-in Diversity
- CCTV & Video Intercom System
- Fire & Burglary Alarm
- Secure Landscaped Site
- Car Parking included

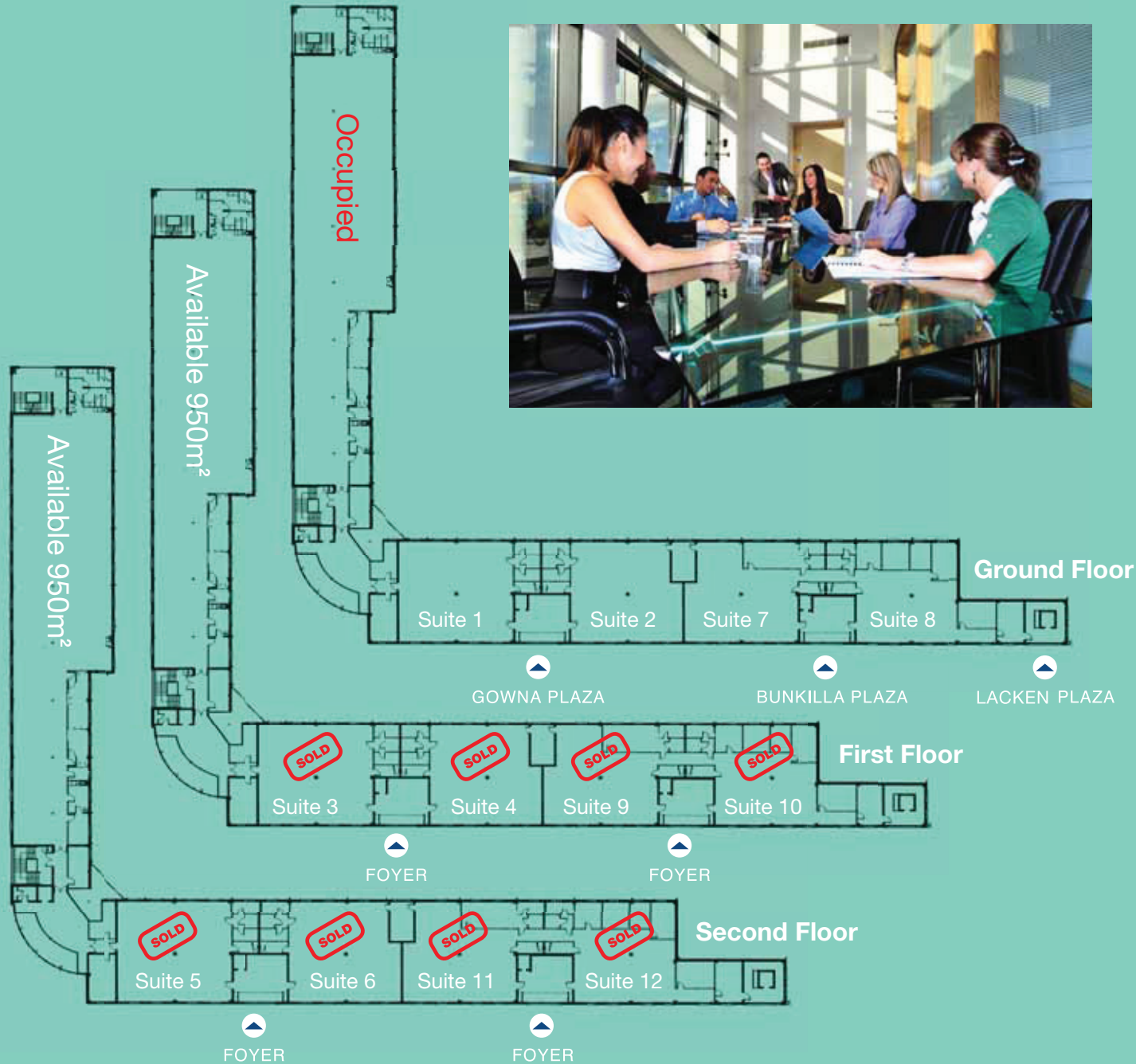


Specifications



Own Door Office

SUITES FROM 209 SQ MTRS.



Asset Appreciation



Ground Floor

Suite 1	220m ² (2,365 sq. ft.)
Suite 2	211m ² (2,270 sq. ft.)
Suite 7	209m ² (2,254 sq. ft.)
Suite 8	229m ² (2,467 sq. ft.)

First Floor

Suite 3	220m ² (2,365 sq. ft.)
Suite 4	211m ² (2,270 sq. ft.)
Suite 9	209m ² (2,254 sq. ft.)
Suite 10	229m ² (2,467 sq. ft.)
Phase B	950m² (10,225 sq. ft.)

Second Floor

Suite 5	220m ² (2,365 sq. ft.)
Suite 6	211m ² (2,270 sq. ft.)
Suite 11	209m ² (2,254 sq. ft.)
Suite 12	229m ² (2,467 sq. ft.)
Phase B	950m² (10,225 sq. ft.)



Accessible Locations

- 30 minutes Dublin City Centre
- 10 minutes M7 Dublin - Cork
- 20 minutes Dublin Airport
- 20 minutes Dublin Port Tunnel
- 15 minutes M1 & M2 Dublin - Belfast
- 7 minutes M4 Dublin - Galway
- 5 minutes M50 Dublin Ring Road
- 2 minutes Pace Train Station
- Frequent Bus Service



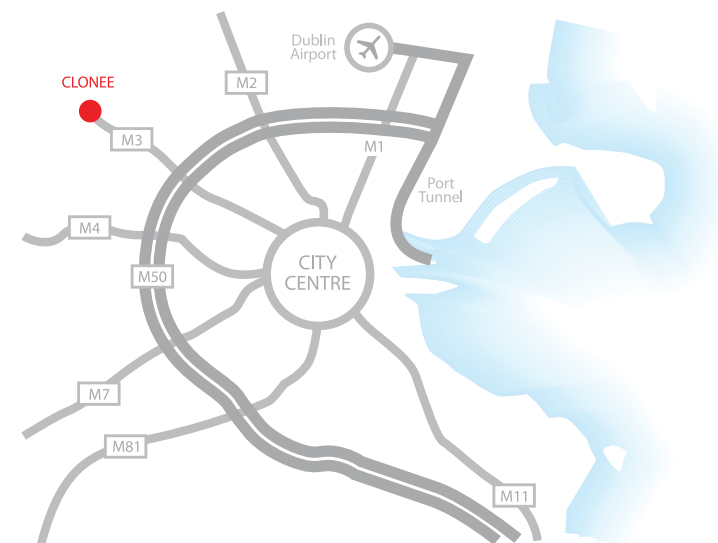
01 825 9452
Dunshaughlin



01 639 9300



01 801 4000



Disclaimer

- The particulars are set out as a general outline for guidance of intending lessees and do not constitute part of an offer on contract
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.