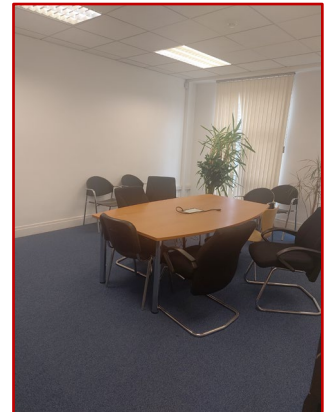


Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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OFFICES TO LET



PARKVIEW HOUSE, BEECH HILL OFFICE CAMPUS, CLONSKEAGH, DUBLIN 4

- Available Individually or Combined (not interconnecting)
- Lot 1: Ground Floor 2A Parkview House Offices 124sqm (1,337sqft)
- Lot 2: Ground Floor, 2B Parkview House Offices 100sqm (1,070sqft)
- Lot 3: Second Floor, 2B Parkview House Offices 116sqm (1,250sqft)
- Designated Parking Spaces
- Fitted with Cellular Offices

PSRA License No: 001142

LOCATION:

Parkview House is located in the Beech Hill Office Campus 1.6km south of Dublin City Centre. The main southerly Quality Bus Corridor is 500m from the property on the N11. Several express bus routes provide efficient access to the city centre from the neighbouring UCD campus. The Luas Green Line, which runs from St. Stephens Green to Brides Glen, can be accessed a short distance from the campus at Milltown stop. A shuttle bus service links Beech Hill Office Campus to the DART at Sydney Parade. Tenants in Beech Hill include Nokia, Circle K and Pinery.

DESCRIPTION:

These offices are fully fitted - suspended ceilings with recessed lighting; raised floor boxes; Cat5 cabling, gas fired heating; carpet floors and aluminium double-glazed windows. The offices are currently divided into part modular offices and part open plan offices.

ACCOMMODATION:

Lot 1: Ground Floor 2A Parkview House Offices 124sqm (1,337sqft)

Lot 2: Ground Floor, 2B Parkview House Offices 100sqm (1,070sqft)

Lot 3: Second Floor, 2B Parkview House Offices 116sqm (1,250sqft)

CARS: Car park spaces available.

LEASE: Flexible.

RENT: On Application

SERVICE CHARGE: Total including building insurance and heating approx. €4.45/sq.ft. (TBC)

RATES: €4.87/sqft approx.(TBC)

BER RATING: 

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