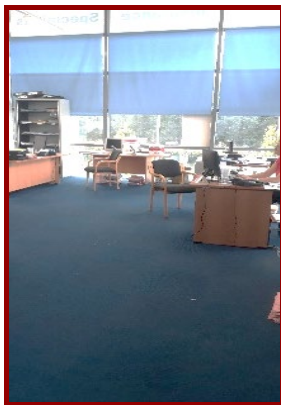


Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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OFFICES FOR SALE / TO LET



Office Suite 1, Grange Road Office Park, Rathfarnham, Dublin 16

- Located opposite Marlay Park over Lidl.
- Office with separate storage.
- 80.33sq.m (865sq.ft)
- 2 Car Park Spaces

- Email: mervfeely@gmail.com

LOCATION:

Grange Park Retail and Office Park is located on the northern side of Grange Road, at its junction with Stonemasons Way and directly opposite Marlay Park in Rathfarnham. The property is situated approximately 2kms south west of Dundrum and 9kms south of Dublin City. The area is well served by public transport including Buses and Luas, with access to the M50 at Junction 13 approximately 1.8km to the east.

DESCRIPTION:

Grange Park Retail and Office Park comprise a modern 2 storey detached building surrounded by an extensive car park. The scheme is anchored by Lidl and other retail users on the ground floor include Centra; Bombay Pantry; Hair Salon; Dry Cleaners, Pharmacy and a Medical Centre.

Unit Office Suite 1 is on the first floor with a corner profile. The offices are mainly open plan with a manager's office and tea station. There is shared Men's & Ladies toilets and a separate store along the corridor. Internally, the offices have plastered and painted walls, high ceilings with window corner frontage, computer cabling via computer floor boxes; fluorescent lighting and an air handling system. All the Offices benefit from an 8 person lift at the entrance foyer. There is a designated car park for the offices separate from the retail car park. Office Suite 1 benefits from 2 car spaces.

ACCOMMODATION:	Offices	70.82sqm (762sq.ft)
	Storage	<u>9.51sqm (103sq.ft)</u>
	Total	80.33sqm (865sq.ft)

BER: TBC

RATES: €3,394.72 (2021)

SERVICE CHARGE: €3,586.76 (2021) plus VAT

RENT: Rent on Request for a 5-year lease only.

PRICE: €275,000

VIEWING: Strictly by Appointment

PSRA Licence No: 001142

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