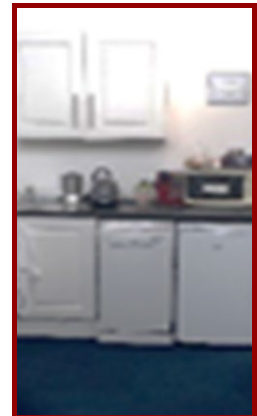
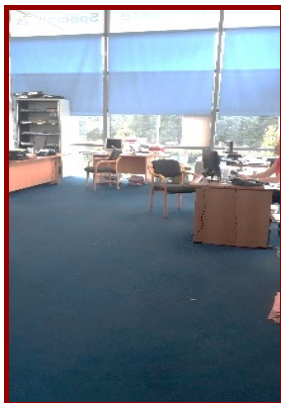


Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

1st Floor, 23a Seafield Road, Blackrock, Co. Dublin A94DX27 | Tel: (01) 2196680 | Fax: (01) 2196676 | Mobile: (086) 811 7587 | Email: mervynfeely@eircom.net

OFFICES 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

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: €25,000pa for a 5-year lease only.

VIEWING: Strictly by Appointment

1st Floor, 23a Seafield Road, Blackrock, Co. Dublin A94DX27 | Tel: (01) 2196680 | Fax: (01) 2196676 | Mobile: (086) 811 7587 | Email: mervynfeely@eircom.net

DISCLAIMER

The Agents for themselves and for the Vendors or Lessors of the property whose agents they are given notice that: i) these particulars are given, without responsibility of the Vendors or Lessors, as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves on inspection or otherwise as to the accuracy of each of them; iii) no employee of the Agents has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars.

 Mervyn Feely & Associates
Chartered Surveyors, Estate Agents & Valuers