

TO LET | HIGH PROFILE MODERN OFFICE ACCOMMODATION



1st & 2nd Floor

M50 BUSINESS PARK

BALLYMOUNT | DUBLIN 12





1st & 2nd Floor

M50 BUSINESS PARK

PROPERTY HIGHLIGHTS



Modern office accommodation across 2 floors



Office suites available from 839 – 1,755 sq.m. (9,030 – 18,890 sq.ft.)



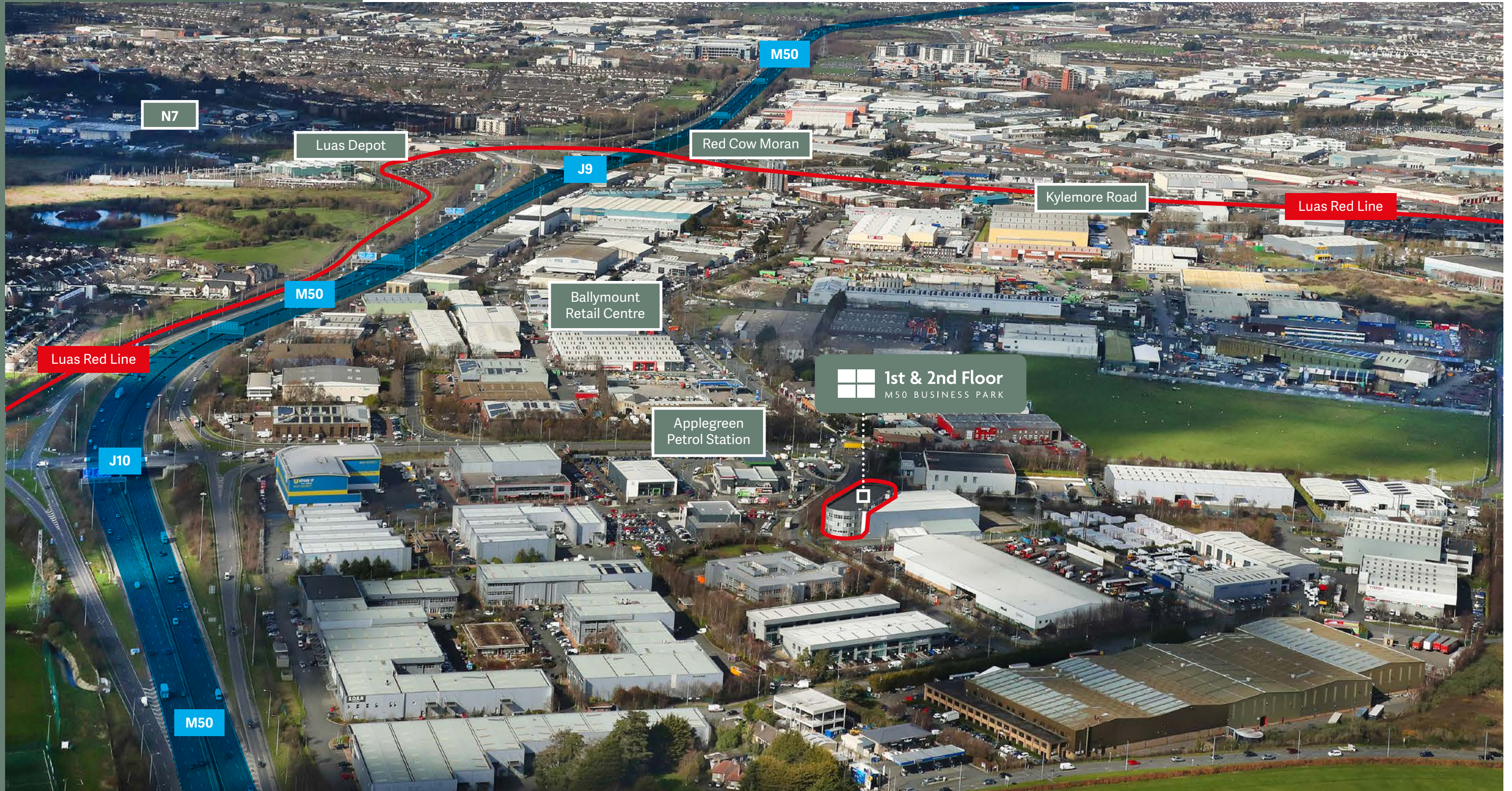
Located 500m from the Ballymount M50 Interchange (J10)



Generous on-site car parking



Well serviced by public transport





1st & 2nd Floor
M50 BUSINESS PARK



A CONNECTED LOCATION

The subject property occupies a high profile location at the Junction of Ballymount Avenue and Ballymount Road Upper within close proximity of Calmount Road and the M50 Ballymount Interchange (500m). The property is also within a 2 minute drive of the M50 Red Cow Interchange. M50 Business Park is situated approximately 9km South West of Dublin's City Centre.

The area is well serviced by public transport including numerous Dublin Bus routes and Luas Red line accessible at Red Cow and Kingswood Luas stops.

The immediate area is commercial in nature with a mix of industrial, office and retail warehousing and is home to many national and international companies including; Virgin media, Galco, Patra Management, Spanners, Shannon Transport Logistics, Digicom, T.J. O'Mahony's, Munster Joniery and Tilestyle to mention a few.



Adjacent amenities include; Applegreen Service Station, The Bakewell Café, Burger King, O'Briens Sandwich Bar, Spar, Josh's Place, Subway and the Red Cow Moran Hotel.





DESCRIPTION

The office accommodation forms part of a detached mixed use HQ building. The office accommodation is accessed via an independent entrance, featuring a large double height reception area with lift and stair access to the upper floors together with ample on-site car parking.

This modern accommodation is presented in good condition throughout and provides a mix of open plan offices and cellular offices, meeting rooms and canteen facility.

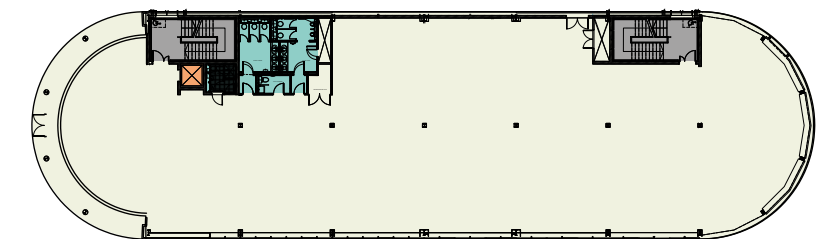
SPECIFICATION INCLUDES

Raised access floors	Open plan layout with some cellular offices
Carpeted flooring	Wired for power and data
Suspended ceilings with recessed lighting	Ground floor reception
Air conditioning	Passenger lift
Canteen area and tea stations	40 car spaces available

SCHEDULE OF ACCOMMODATION

FLOOR	SQ.M.	SQ.FT.
First	839	9,030
Second	916	9,860
TOTAL	1,755	18,890

Sample Floor





1st & 2nd Floor

M50 BUSINESS PARK

BALLYMOUNT | DUBLIN 12

LEASE TERMS

Available on new lease terms

RENT

On application

AGENT



Tel: +353 1 6477900
www.bannon.ie

LUCY CONNOLLY

+353 1 6477900
lconnolly@bannon.ie
PSRA: 001830-005123

JULIA HALPENNY

+353 1 6477900
jhalpenny@bannon.ie
PSRA: 001830-008945

PSRA: 001830

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that – (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 ©Government of Ireland.