

# To Let

## by Sublease / Assignment

### Third Floor, Block P4B

### Eastpoint Business Park, Dublin 3



#### CONTACT

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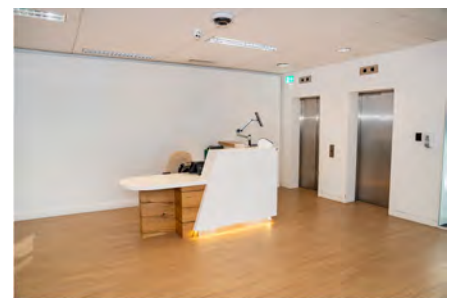
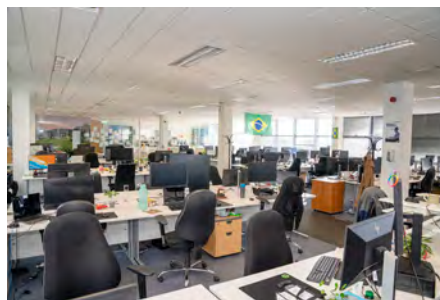
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# DESCRIPTION

Block P4B Eastpoint Business Park forms part of Eastpoint Plaza and is located in between Block P4A and P4C. The available space is located on the third floor of the block and is accessed via a large light filled atrium reception with lift access to the floor. The third floor provides a large efficient floorplate layout around the central atrium. The accommodation is available with the benefit of a full Tenant (CAT B) fit out in place which comprises a mix of meeting rooms, pod rooms, boardroom, reception, large canteen area and open plan seating and breakout.

## SPECIFICATION

- Raised access floors
- Carpeted floors
- Suspended ceilings
- Recessed lighting
- CAT 5E cabling
- Air conditioning
- CAT B fit-out in place
- Shared shower facilities
- Shared bike parking



## SCHEDULE OF ACCOMMODATION

Area	Area (sq m)	Area (sq ft)
Third Floor	1,366.16	14,704
<b>Total</b>	<b>1,366.16</b>	<b>14,704</b>

*Parties should satisfy themselves as to the accuracy of the above floor areas*

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# LOCATION

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Eastpoint Business Park is located just off the eastern side of the Alfie Byrne Road with additional access located on the Bond Road. The business park benefits from a convenient location with immediate adjacency to the Port Tunnel, with Dublin Airport within a 15 minute drive. The park is well serviced by public transport and has the advantage of a regular shuttle bus service to both LUAS (at the 3 Arena) and DART (Clontarf) stations.

Eastpoint Business Park is home to many national and international companies across 140,000 sq.m. of office accommodation. Occupiers include; FINEOS, Activision Blizzard Ireland, Enterprise Ireland, Cisco, Microchip Technology, Datalex and Coupa to name but a few.



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# KEY DETAILS

## Commercial Rates

Commercial rates for 2023 are €46,524.60

## Service Charge

€53,799.72

## Estate Services

€22,329.12

## Insurance

TBC

## Rent

On application

## BER



## Viewing

Strictly by appointment through sole agent Bannon

## Available

By way of sublease/assignment



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