

# To Let

## Rosemount Hall, Dundrum Road, Dundrum, Dublin 14



### CONTACT

JULIA HALPENNY  
Tel: +353 1 6477900  
[jhalpenny@bannon.ie](mailto:jhalpenny@bannon.ie)  
PSRA: 001830-008945

BRIAN MORTON  
Tel: +353 1 6477900  
[bmorton@bannon.ie](mailto:bmorton@bannon.ie)  
PSRA: 001830-010016



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## DESCRIPTION

Rosemount Hall is a detached commercial property comprising office space over three floors. The unit is self-contained and is made up of a reception area, board room, male and female toilets, kitchen, and a combination of cellular and open plan office space.

The ground floor comprises a generous, bright reception area with feature atrium, together with cellular office accommodation and male and female toilet facilities.

The first and second floors comprise a mix of larger office areas, boardroom and meeting rooms, kitchen and further w.c. facilities.

The property benefits from 20 parking spaces.

### SPECIFICATION

- Carpet covered flooring
- Concrete slab floors
- Perimeter trunking
- CAT 5 cabling
- Mix of fluorescent and tube lighting
- Predominantly suspended ceilings throughout
- Airconditioning to part

### SCHEDULE OF ACCOMMODATION

| Floor        | Area (sq m) | Area (sq ft) |
|--------------|-------------|--------------|
| Ground       | 234         | 2,518        |
| First        | 221         | 2,381        |
| Second       | 167         | 1,800        |
| <b>Total</b> | <b>622</b>  | <b>6,699</b> |

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



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Dundrum, Dublin 14**



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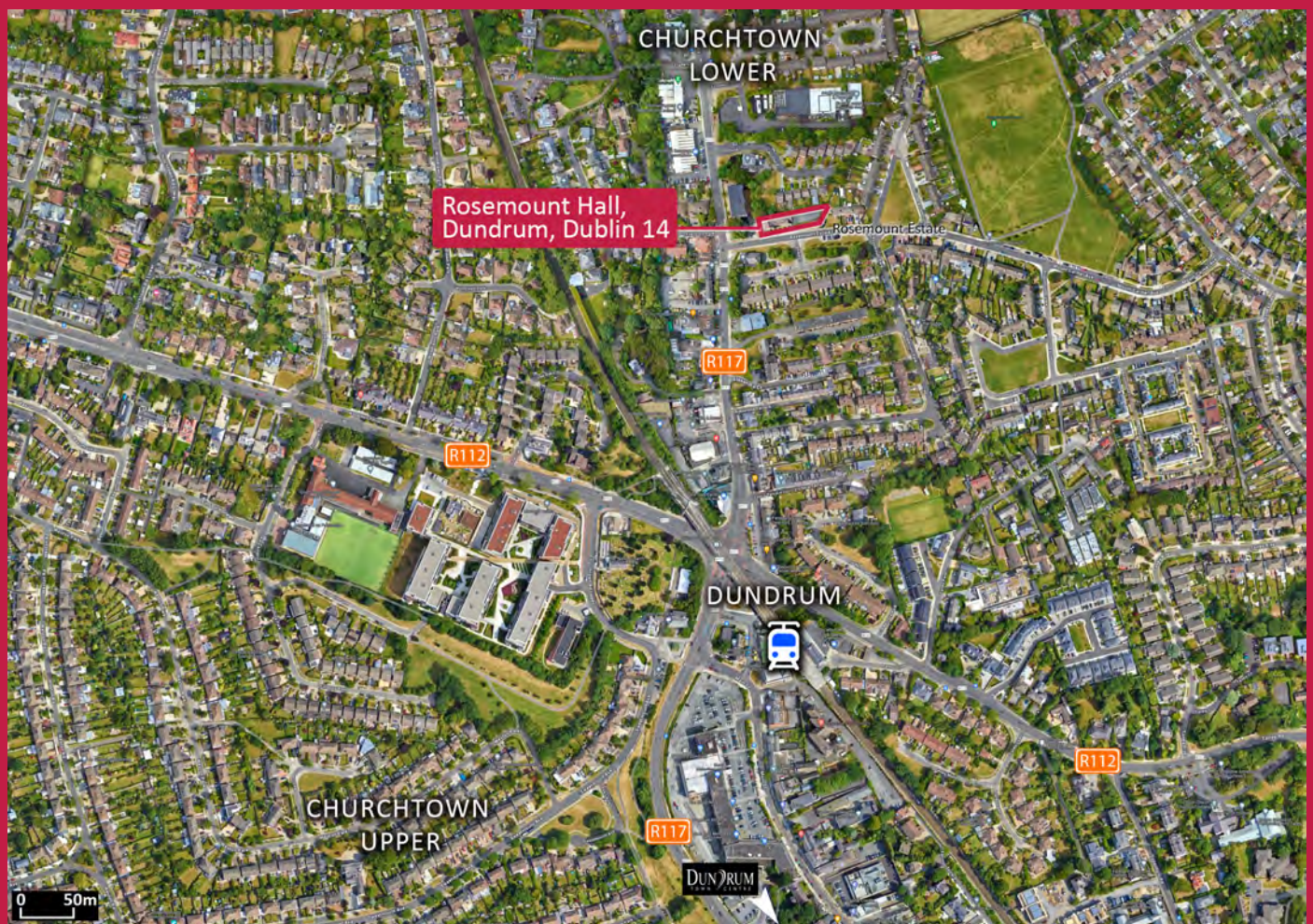


# LOCATION

The subject property is located in a quiet estate just off the Dundrum Road in a highly sought after suburban location. It is conveniently located within a 5-minute walk of Dundrum Village and a 10-minute walk of Dundrum Town Centre, which are home to a host of amenities including various bars, shops and restaurants.

The property is easily accessible by car and public transport. It is located within 2km of the M50, Ireland's arterial motorway and is well serviced by public transport with numerous Dublin Bus routes serving the area. The Dundrum green line LUAS stop also serves the area and is located within a 5-minute walk of the property.

Other occupiers located in the area include LHK Group, Arthur Gibney and Partners Architecture, Kavanagh Mansfield and Partners, Bank of Ireland, Dun Laoghaire-Rathdown County Council, and AIB to name just a few.



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## KEY DETAILS

### Availability

Available immediately  
by way of new lease

### Rates

€3.92 per sq.ft

### Rent

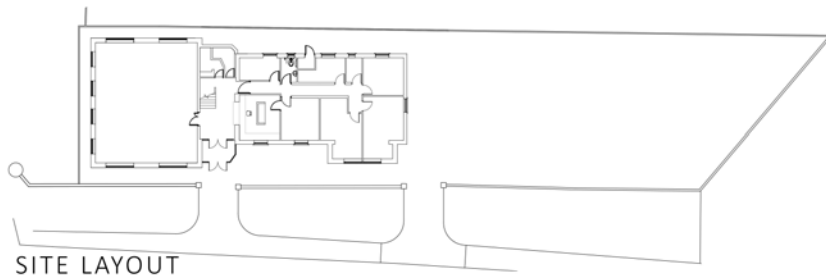
On application  
VAT not applicable

### BER

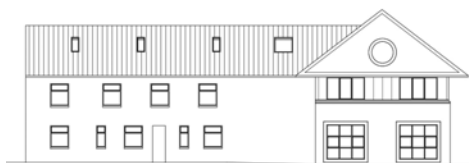
**BER D1**

### Viewing

Strictly by  
appointment through  
sole agent Bannon



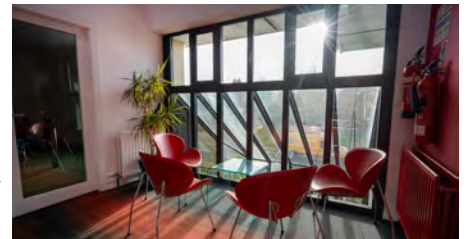
SITE LAYOUT



NORTH ELEVATION



SOUTH ELEVATION



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