

# TO LET

**UNIT 2B, BLOCK H,  
CENTREPOINT  
BUSINESS PARK,  
OAK ROAD, DUBLIN 12**

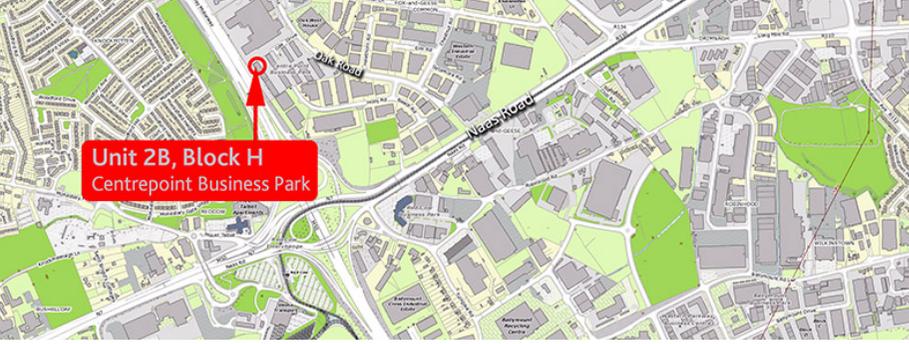
Furnished own door offices  
extending to approximately  
208.3 sq.m (2,242 sq.ft)

Unrivalled location with  
excellent accessibility to the  
M50, M7, City Centre, etc.

High profile unit with visibility  
off the M50

Modern and secure business  
park environment





## LOCATION

Unrivalled location in the office/enterprise hub of south-west Dublin  
 Close proximity to the M7 and M50 (J9 – Red Cow)  
 All major arterial routes and the city centre are readily accessible  
 Modern and secure business park environment  
 Excellent accessibility to the LUAS red line and public transport generally



## DESCRIPTION

Mid-terrace own-door office suite situated at first and second floor levels  
 Extending to approx. 208.3 sq m (2,242 sq ft) on a gross internal basis  
 Mix of cellular and open plan accommodation, boardroom and kitchenette  
 Existing furniture included (if required)  
 Includes 4 no. dedicated car spaces

### Accommodation

The approximate gross internal floor area of the unit is as follows:

Description	Sq.m	Sq.ft
First Floor Offices	104.1	1,121
Second Floor Offices	104.1	1,121
<b>Total (Gross Internal Area)</b>	<b>208.3</b>	<b>2,242</b>

### Rent

On application

### Rates/Service Charge

On application

### Building Energy Rating



BER NO: 800646093  
 Energy Performance Indicator is 403.48 kWh/m<sup>2</sup>/yr

### Viewing

Strictly by appointment only



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