

Subject to contract/without prejudice

To Let
Part 2nd Floor, Block P4B, EastPoint Business park, Dublin 3



Address	Part 2nd Floor, Block P4B, EastPoint Business Park, Dublin 3
Floor Area Total (GIA)	<ul style="list-style-type: none">• 301 sq.m.• 3,238 sq.ft.• 2 Parking Spaces
Location	EastPoint Business Park is located approximately 3.0 km northeast of Dublin City Centre and is home to many international occupiers including Virgin Media, Google, Oracle, Citrix Systems and Verizon to name a few. EastPoint Business Park offers a number of amenities and facilities for staff including, shops, restaurants, a crèche, a five aside football pitch / tennis courts and a weekly gourmet food market.
Transport Links	The business park is well serviced by public transport links with Dublin Bus & DART nearby providing a direct link to the City Centre and connecting the area to the north and south coastal suburbs. In addition the park also has its own feeder bus which offers regular connections to the City Centre and Clontarf DART station. Dublin Port

	Tunnel is located near East Point Business Park which provides a direct link to Dublin International Airport and the M50 motorway.
Description	<p>Block P4B comprises a modern office building. The available accommodation is built to Landlord specification, including raised access floors and suspended ceilings. The office accommodation is self-contained and provides an open plan layout with two cellular offices.</p> <p>Other Tenants in the building include Spanish Point Technologies, OSK Accountants and Business Consultants and Lufthansa InTouch.</p> <p>The Specification</p> <ul style="list-style-type: none">• Raised access floors• Suspended ceilings• Air conditioning• Shower and toilet facilities
BER Cert	C2
Lease	The property is available on a sub-lease basis until the 1st April 2024.
Rent	€27 per sq. ft. €1,300 per car parking space per annum.
Rates	€3.05 per sq.ft. (Approximately)
Service Charge	€1.65 per sq.ft. (Approximately)
Insurance	To be confirmed.