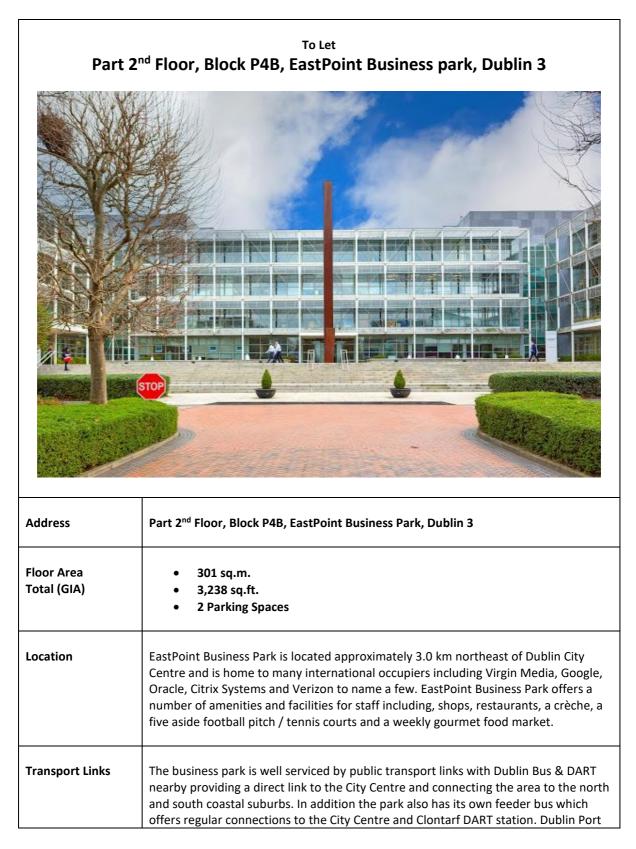


Subject to contract/without prejudice



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	Tunnel is located near East Point Business Park which provides a direct link to Dublin International Airport and the M50 motorway.
Description	 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. Other Tenants in the building include Spanish Point Technologies, OSK Accountants and Business Consultants and Lufthansa InTouch. The Specification 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.