



TO LET BLOCK P3 EASTPOINT BUSINESS PARK, DUBLIN 3

Property Location

Eastpoint Business Park is strategically located in Dublin 3, offering excellent connectivity to Dublin city centre, the Port Tunnel, M50 and Dublin Airport, with strong public transport links nearby. The Park adjoins the affluent coastal suburb of Clontarf, providing access to a wide range of cafés, restaurants, leisure and coastal amenities.

Eastpoint offers an exceptional on-site amenity provision including five-a-side football pitches, tennis courts, a designated one-mile perimeter walking route, childcare facilities, Bodymechanix Physical Therapy, cafés, gym facilities and landscaped open spaces. The on-site management team continues to invest in the Park through ongoing amenity upgrades, placemaking initiatives and occupier-focused services, ensuring a high-quality working environment for existing occupiers while attracting new tenants to the campus.

Property Description

Block P3 at Eastpoint Business Park presents a high-quality new office opportunity, benefitting from an existing CAT B fit-out designed to support modern occupier requirements. Each floor incorporates a balanced mix of open-plan office accommodation, canteen areas and private meeting rooms, complemented by kitchenettes throughout. The building specification includes VRF air conditioning with a target BER of A3, raised access floors and energy-efficient LED lighting, delivering a flexible, sustainable and ready-to-occupy workspace.

Contact



Karl Byrne

+353 86 286 9073

karl.byrne@cushwake.com

Aisling Tannam

+353 86 385 7501

aisling.tannam@cushwake.com

cushmanwakefield.com


Schedule of Accommodation

Floor	sq m	sq ft	Car Spaces
Ground Floor	1,162.6	12,514	
1 st Floor	1,162.6	12,514	
2 nd Floor	1,162.6	12,514	
3 rd Floor	1,162.6	12,514	
Total (NIA)	4,650	50,052	70

Lease Term

The property is available on flexible lease terms.

Service Charge

The service charge will be approx. €7.50 per sq ft (exclusive of VAT).

The Estate Charge for Eastpoint is currently €1.72 per sq ft (exclusive of VAT).

Commercial Rates

Approximately €6.50 per sq ft.

Insurance

Available on request.

Quoting Rent

Available on request.

BER:

D1 (Targeting A3)


Specification

Entire and Floor by Floor:

The building benefits from a CAT B fit out, incorporating a balanced mix of open-plan office accommodation, glazed meeting rooms, cellular offices, phone booths, and kitchenettes.

- Suspended ceiling LED inset lighting
- VRF air conditioning
- LED Inset lighting
- Kitchenette
- Fully cabled Cat 6
- Target A3 BER
- 70 Car Spaces
- Abundance of natural light
- Floor splits available
- 2.7m Floor to ceiling



PSRA: 002222

(+353) 1 639 9300
Cushman & Wakefield
2 Cumberland Place
Fenian Street
Dublin 2

cushmanwakefield.com