

FOR SALE BY PRIVATE TREATY
VACANT POSSESSION

2B

CLONSKEAGH SQUARE
CLONSKEAGH ROAD
DUBLIN 14



2B

EXECUTIVE SUMMARY



High-quality, purpose-built office building extending to approx. 8,290 sq ft (770.16 sq m) Gross Internal Area (GIA)



Prime location in an established business park, adjacent to UCD Campus



33 dedicated surface car parking spaces



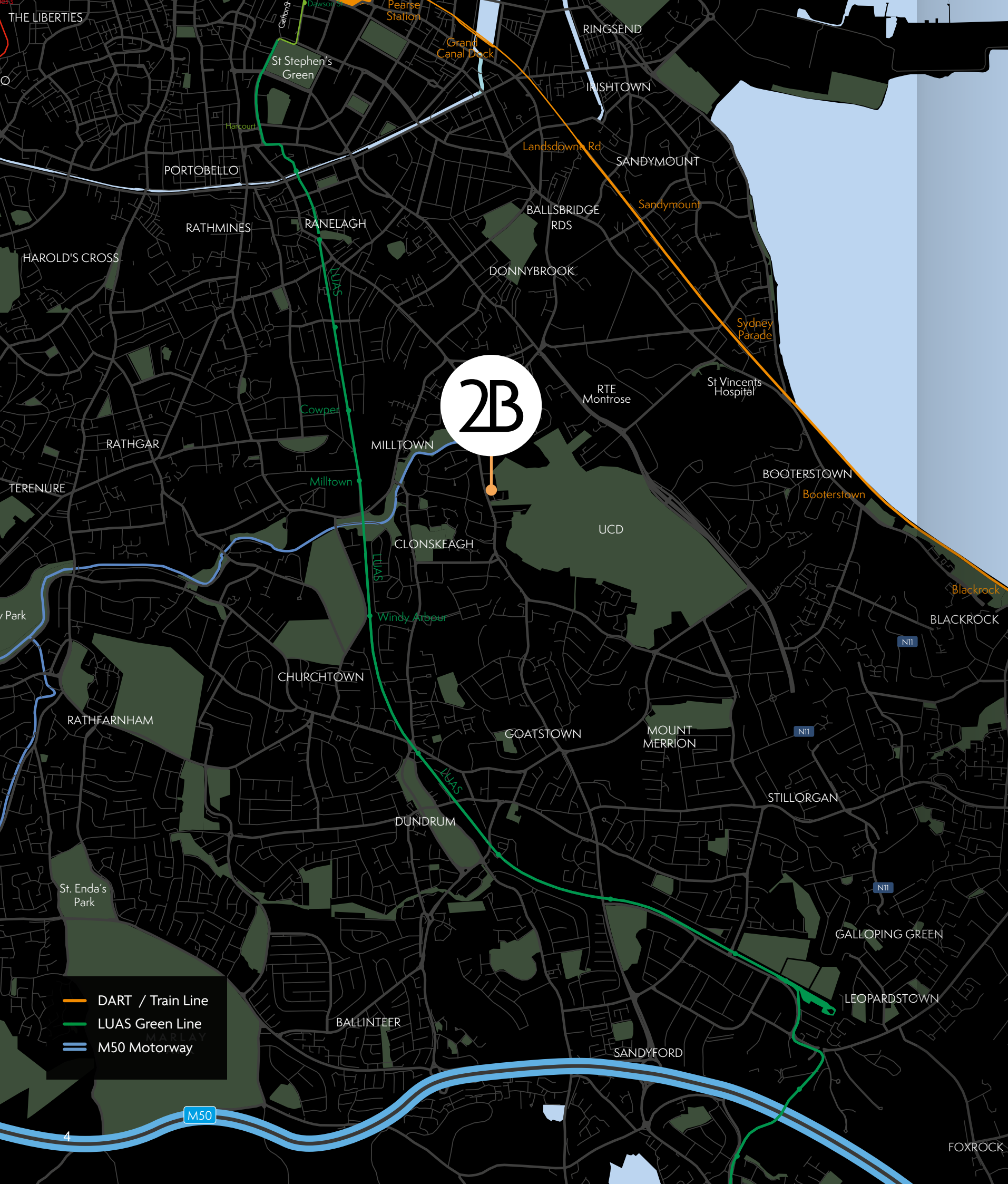
Close proximity to Dublin city centre, with excellent transport connectivity via the LUAS Green Line, Dublin Bus, and key road networks, affording strong occupier appeal



Offered with full vacant possession, presenting significant flexibility for owner-occupiers and investors



Potential for medical, educational or consulting use (subject to planning)



LOCATION

2B Clonskeagh Square is strategically positioned in the heart of Clonskeagh, a prestigious and well-established office location, approximately 4km south of Dublin City Centre.

The area is characterised by a blend of residential, commercial and educational occupiers. Notably, University College Dublin (UCD) is within close proximity, drawing consistent demand for office and ancillary services. Major surrounding occupiers include the Environmental Protection Agency, KSN Construction, SIMS Fertility Clinic and the headquarters of Paddy Power and Smurfit Westrock.

Transport connectivity is excellent, with direct access to the city via R138 and numerous Dublin Bus routes. Dundrum Town Centre and Donnybrook Village are also a short drive away, providing abundant amenities.

There are numerous amenities and facilities within close proximity including cafes, restaurants, public houses and leisure/gym facilities and the popular villages of Milltown, Donnybrook and Ranelagh.



Direct adjacency to UCD Belfield Campus, Ireland's largest university



Neighbouring business parks include Belfield Office Park, Richview Office Park and Beech Hill Office Campus



Adjoining occupiers include Paddy Power HQ, The Environment Protection Agency (EPA), KSN Construction and Smurfit Westrock to name but a few

EXCELLENT PUBLIC TRANSPORT CONNECTIVITY



LUAS Green Line stops at Milltown and Windy Arbour



Dublin Bus routes: 11, S4, S6, and 142



Quick access to R825, R117, N11, and the M50

	DISTANCE (KM's)	WALK TIME (Mins)	DRIVE TIME (Mins)
Milltown	1.1	15	3
Donnybrook	1.7	25	5
Ranelagh	2.3	30	6
St. Stephen's Green	3.8	-	15
Dublin Airport	15	-	30



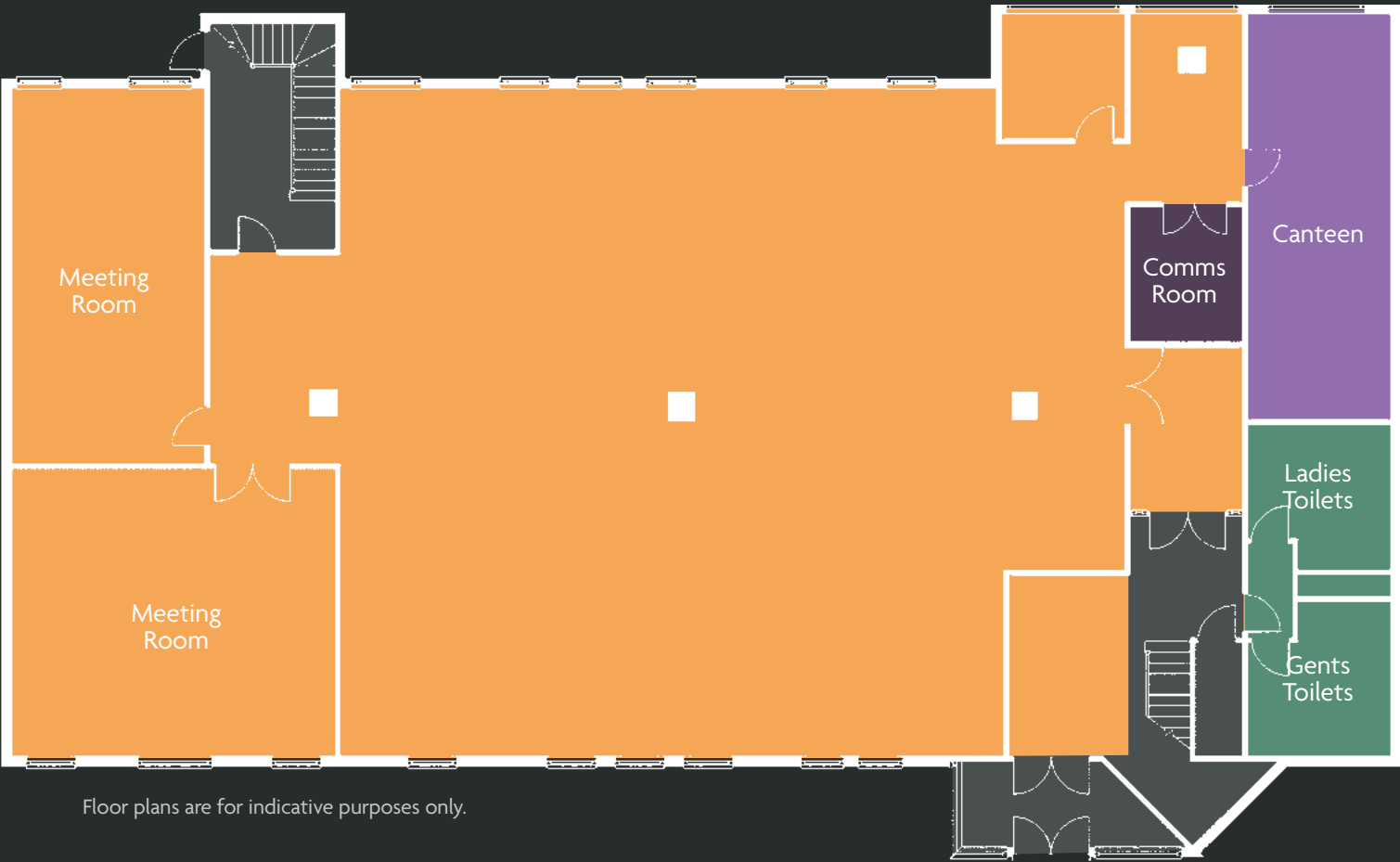
2B

PROPERTY OVERVIEW

2B Clonskeagh Square is a high quality, purpose-built two-storey semi-detached office building. The property is well designed across ground and first floor for functional flexibility to suit a wide range of occupier needs. Internally, the building is laid out to provide a mixture of open-plan space, cellular offices, meeting rooms, WC facilities and fully fitted canteen. The building benefits from excellent natural light throughout. There are 33 surface car parking and bicycle spaces to the front.

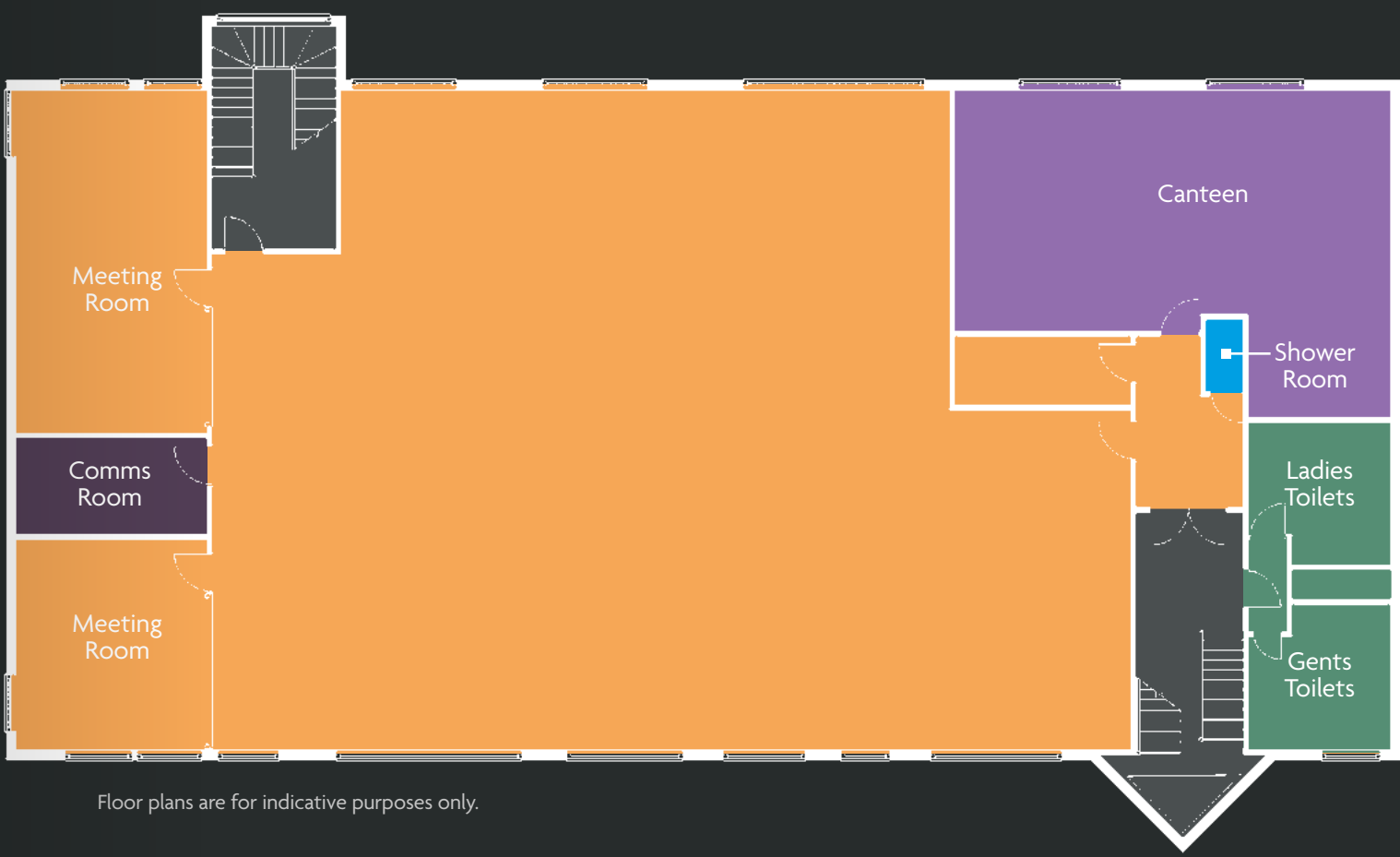
FLOOR PLANS

GROUND FLOOR



Floor plans are for indicative purposes only.

FIRST FLOOR



Floor plans are for indicative purposes only.



ACCOMMODATION SCHEDULE

Floor	Sq M	Sq Ft
Ground	385.08	4,145
First	385.08	4,145
Total (GIA)	770.16	8,290

The floor areas opposite are approximate areas only. Purchasers are advised to verify all measurements.

SPECIFICATION

The property benefits from the following specifications:



Suspended ceilings with inset LED lighting



Gas-fired central heating and air conditioning



Carpeted flooring throughout



Perimeter trunking for power



ZONING

Under the Dun Laoghaire Rathdown County Council Development Plan 2022 – 2028, the property is zoned “Objective E - to provide for economic development and employment”

TITLE

The building is held under Freehold title with the right to park 33 cars.

BER



BER Number 801072943
BER Certificate and Advisory Report will be made available on request.

VAT

VAT is not chargeable on the sale.

GUIDE PRICE

On Application.

SALES PROCESS

The property is offered for sale via private treaty.

SELLING AGENTS



No. 2 Cumberland Place,
Fenian Street, Dublin 2
www.cushmanwakefield.ie
PSRA: 002222

CONTACT

For further information or to arrange an inspection, please contact:

PATRICK KIERSEY

T: 083 372 7795
E: patrick.kiersey@cushwake.com
PSRA No. 002222 - 003044

AMY KERR

T: 086 812 3405
E: amy.kerr@cushwake.com
PSRA No. 002222 - 009914

A full copy of our general brochure conditions can be viewed on our website at www.cushmanwakefield.com/en/global-privacy-notice or can be requested from your local Cushman and Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information.