



TO LET

OFFICE

699 SQ. M.



1ST FLOOR AND 2ND FLOOR, TRINTECH BUILDING SOUTH COUNTY BUSINESS PARK, DUBLIN 18



- » Four storey modern office building,
- » Available space extending to 699 sq. m. (7,523 sq. ft.)
- » Located approx. 9 km south of Dublin City Centre and adjacent to the M50 motorway
- » Available for immediate occupation



LOCATION



South County Business Park is a proven office location further underpinned by Microsoft's decision to locate its new 385,000 sq. ft. HQ campus on site and the development of One, Two and Three South County, 300,000 sq. ft. of Grade A office space at the entrance to the Park. The surrounding area employs over 20,000 staff.

The Business Park is located approx. 9 km south of Dublin City Centre and is strategically positioned adjacent to the M50 motorway and in close proximity to the N11 dual carriageway. Occupiers will be within 20-25 minutes of the city centre and 25 minutes from Dublin Airport.

The location is served by all major public transport links with the LUAS Green Line a 5 minute walk and Dublin Bus and Aircoach serving the immediate area. South County Business Park can be easily accessed from all parts of Dublin and commuter counties such as Wicklow, Kildare, Meath and Louth.

DESCRIPTION



Trintech Building is a 4 storey modern office block. The 1ST Floor (North & South) and 2ND Floor (North) offices offer Tenants a bright open plan floorplate that can be easily adapted to suit a variety of user. Both floors comprise a mix of open plan and boardroom / executive offices.

FLOOR AREAS



FLOOR	SQ. M.	SQ. FT.
1 ST Floor (South)	501	5,392
1 ST Floor (North)	219	2,357
2 ND Floor (North)	198	2,131
TOTAL	918	9,880

LEASE TERM



Available by way of flexible new lease.

SPECIFICATION



- Impressive double height glazed reception area
- Raised access floors w/ floor boxes wired for power & data cabling
- Suspended ceilings
- Air conditioning
- Kitchenette facility
- 2 no. 8 person high speed passenger lifts
- Ladies and Gents toilets
- Shower facilities
- Car parking

ANNUAL OUTGOINGS



Quoting Rent:

€279.86 per sq. m. (€26.00 per sq. ft.) per annum

Service Charge:

€57.05 per sq. m. (€5.30 per sq. ft.) per annum

Rates:

€41.76 per sq. m. (€3.88 per sq. ft.) per annum

Car Parking:

Ample car spaces available @ €1,500 per space per annum



