

## Leasing Availability Block U, East Point, Dublin 3.

Grade A Office space from 5,762 sq ft to 17,286 sq ft / 23 Car Spaces



East Point is one of Ireland's most successful business parks. It is home to over 1.4m sq ft of offices and set on a landscaped Scott Tallon Walker designed campus of over 940 acres that looks out over the River Tolka estuary and Dublin Bay. The Park benefits from a range of facilities and amenities including cafés, convenience store, sports facilities including tennis court and 5 aside soccer pitch and childcare facilities.

| FLOOR              | TENANT    | SQ FT (GIA)   | CAR SPACES |
|--------------------|-----------|---------------|------------|
| Second             | Available | 5,762         | 8          |
| First              | Available | 5,762         | 8          |
| Ground             | Available | 5,762         | 7          |
| <b>TOTAL (GIA)</b> |           | <b>17,286</b> | <b>23</b>  |

Floor areas are subject to confirmation and final measurement in the normal way)

## Description

Block U is a detached, third generation modern office building designed by award winning Architects, Scott Tallon Walker, complete c 1997 and occupying a matured landscaped setting. The block is laid out over 3 floors and extends to approximately 17,286 sq ft gross internal floor area (GIA), together with 23 surface car spaces.



## Specification

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• VRV air conditioning</li> </ul>          | <ul style="list-style-type: none"> <li>• 8-person lift serves all floors</li> </ul>          |
| <ul style="list-style-type: none"> <li>• Opening windows</li> </ul>               | <ul style="list-style-type: none"> <li>• Raised access floors</li> </ul>                     |
| <ul style="list-style-type: none"> <li>• Perimeter gas fired radiators</li> </ul> | <ul style="list-style-type: none"> <li>• Floor to ceiling height of approx.. 2.7m</li> </ul> |

## BER Target / B3



For further information or to arrange a viewing, please do not hesitate to contact [Paul Scannell](#) or [Kieran Curtin](#) of HWBC to discuss requirements.