

ONE

DAMASTOWN WALK

DAMASTOWN TECHNOLOGY PARK
MULHUDDART, DUBLIN 15



TO LET | BY WAY OF SUB-LEASE OR ASSIGNMENT

ONE

DAMASTOWN WALK



Detached 'own door'
corporate office HQ



Providing
15,000 Sq.Ft.
over 3 floors



5,000 – 15,000
Sq.Ft. Available



Modern fully
fitted office
accommodation



Superb location with
immediate access to
the M3 motorway



60
Surface car parking
spaces



Offering
flexible leasing
options



AVAILABLE
Available
immediately



LOCATION

The subject property is located on Damestown Walk, Damestown Technology Park, Dublin 15, approximately 15km northwest of Dublin City Centre, 1.9km to Clonee village and 3.9km to Blanchardstown Shopping Centre. The office building benefits from a prime location in terms of accessibility with immediate access to the M3 off the Damestown Road and Junction 6 of the M50, which is within 5.4km of the premises providing ease of access to the National road network. A number of Dublin bus routes are serviced via bus stops on Damestown Road.

Damestown and Blanchardstown are well established office locations and are home to many National and International companies including; Kepak, Helsinn Birex Pharmaceuticals, IBM, Bristol Myers Squibb, EBay and Guidewire to name but a few.



15 km
northwest of
Dublin City
Centre



3.9 km
to
Blanchardstown
Shopping
Centre



5.4 km
west of
Junction 6 on
the M50



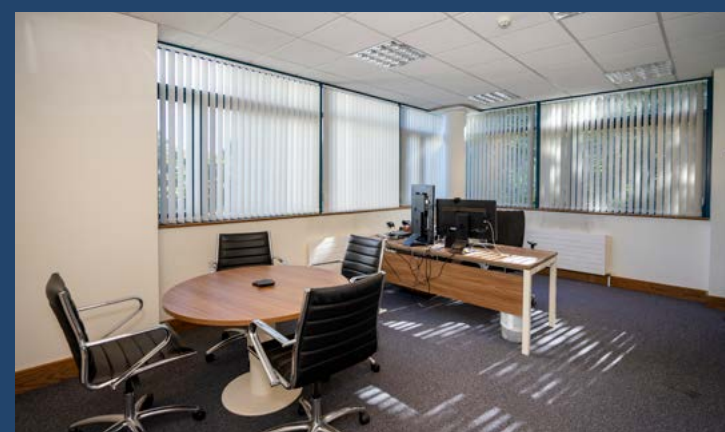
1.9 km
from
Clonee
village

DESCRIPTION

1 Damestown Walk is an impressive three-storey detached office building with dedicated car parking and landscaped grounds providing a standalone secure office location.

The accommodation is accessed via a large ground floor reception area with passenger lift servicing the upper floors. The floorplates within 1 Damestown Walk are configured to provide flexibility in terms of maximising the office layout. Incoming occupiers will have the benefit of a full fit-out in place on the ground and first floors, ready for immediate occupation.

The office floorplates are largely open plan in nature with cellular offices and meeting rooms on all levels and are presented in excellent condition throughout.

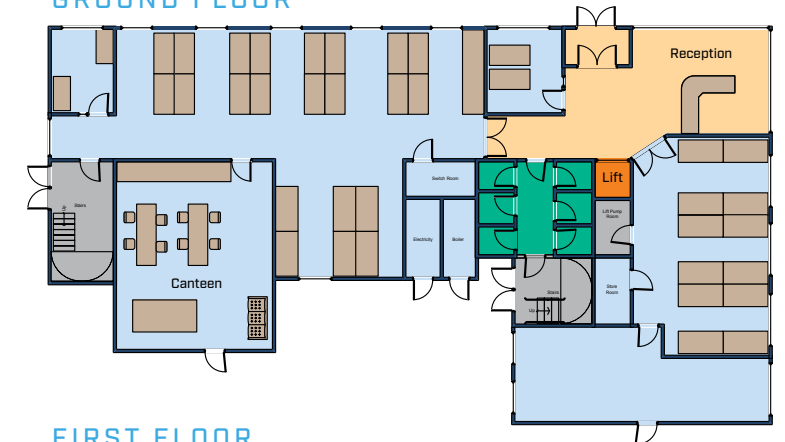


ACCOMMODATION SCHEDULE

FLOOR	SQ.M.	SQ.FT.
Ground	464	5,000
First	464	5,000
Second	464	5,000
TOTAL	1,392	15,000

FLOOR PLANS

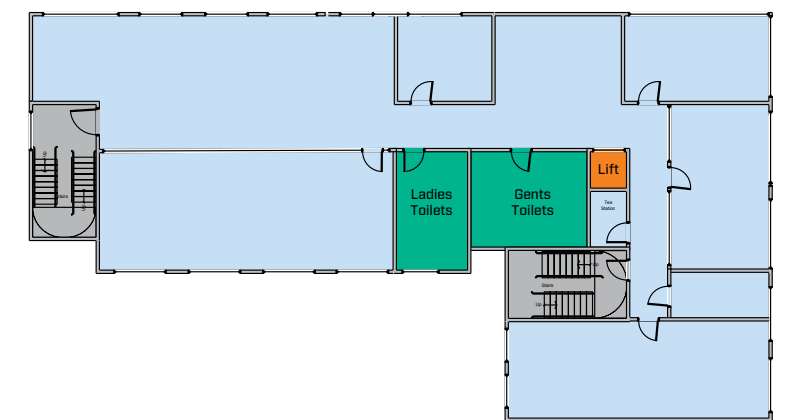
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATION INCLUDES

- Reception area
- Mix of open plan and cellular office/meeting rooms
- Raised access floors
- Wired for power and data
- Cat 5 cabling
- Carpeted throughout
- Suspended ceilings with recessed lighting
- Air conditioning in part
- Employee canteen on the ground floor
- Tea stations on all floors
- Shower facilities
- W.C's on all levels
- 60 surface car parking spaces



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LEASE TERMS

The subject property is available on a short term sub-lease up to November 2025 or by way of Lease Assignment expiring on the 19th March 2026.

RENT

On application

AGENT



Tel: +353 1 6477900
www.bannon.ie

JULIA HALPENNY

+353 1 6477900
jhalpenny@bannon.ie
PSRA: 001830-008945

PSRA: 001830

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