

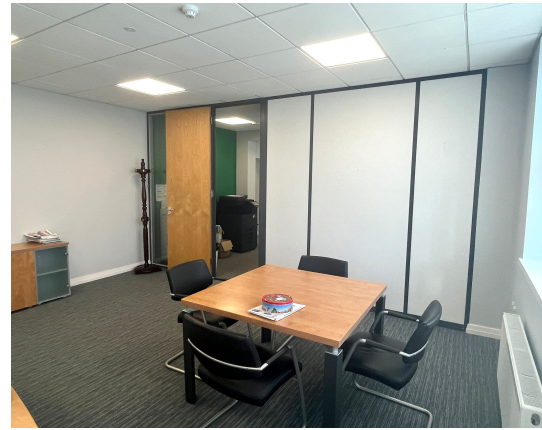
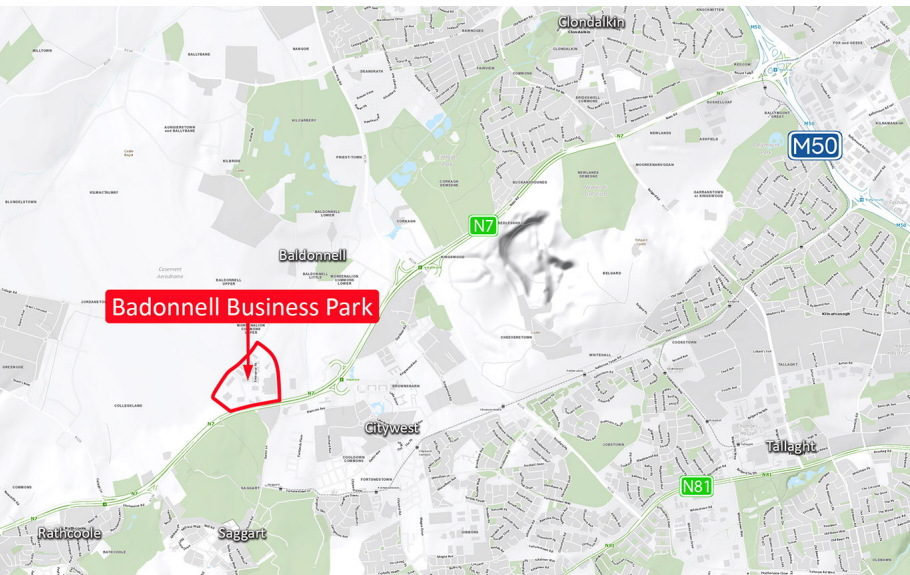
# TO LET

## Unit B5, Baldonnell Business Park, Dublin 22, D22 FK73

- Own Door Office extending to 366 sq.m. (3,940 sq.ft.)
- Excellent location with M50 Motorway, N7 & N81 access
- Modern end-terrace office unit
- Parking available
- Available to let on short term/ flexible basis



## LOCATION



## DESCRIPTION

- End-terrace modern own door office.
- Extends to a gross internal area of approx. 366 sq.m (3,940 sq.ft.).
- Modern, bright and well laid out office accommodation ready for immediate occupation.
- Specification includes data cabling, gas fired heating system, acoustic tiled ceilings, kitchenette, etc.

### Accommodation

The approximate gross internal floor area of the unit is as follows:

Description	Sq.m	Sq.ft
Ground Floor Office	202	2,174
First Floor Office	164	1,766
<b>Total (Gross Internal Area)</b>	<b>366</b>	<b>3,940</b>

### Lease Details

The property is available to let on a short-term / flexible basis

### Rent

On application

### Building Energy Rating



BER NO: 800933764

### Viewing

Strictly by appointment only

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