

**TO
LET**

UNITS 3,4,5 & 6 THE HYDE BUILDING THE PARK CARRICKMINES DUBLIN 18



MODERN OWN DOOR OFFICE SUITE LOCATED IN CARRICKMINES PARK

3,850 SQ. FT (357 SQ.M)

OPEN PLAN OFFICE COMPRISING FOUR INTERCONNECTED OFFICE SUITES LOCATED IN THE HYDE BUILDING WITHIN CARRICKMINES PARK WITH 8 DESIGNATED CAR PARKING SPACES.

CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE LUAS.

VIBRANT RETAIL LANDSCAPE WITH AMPLE AMENITIES FOR STAFF.

**F.J. Frisby
& Associates**
Commercial Property Specialists

PSRA 002980

LOCATION

Carrickmines Park is a well established retail and office development located just off junction 15 of the M50 in South County Dublin. The M50 serves all main arterial routes and provides an ease of access to Dublin Airport and Dublin City Centre within 30 minutes. Carrickmines benefits from exceptional transport with the Luas Green Line less than 10 minutes of a walk, with the most recent opening of the link road between Ballyogan Road and The Park. The area is also serviced by several bus routes.

The office is located within a vibrant office, retail and residential area. Neighbours include VHI Healthcare, AIB, Therapie Clinic and more. Retail outlets include Harvey Norman, Currys PC World, Woodies, Power City, Boots, TK MAXX, O'Briens and Petstop among many others.

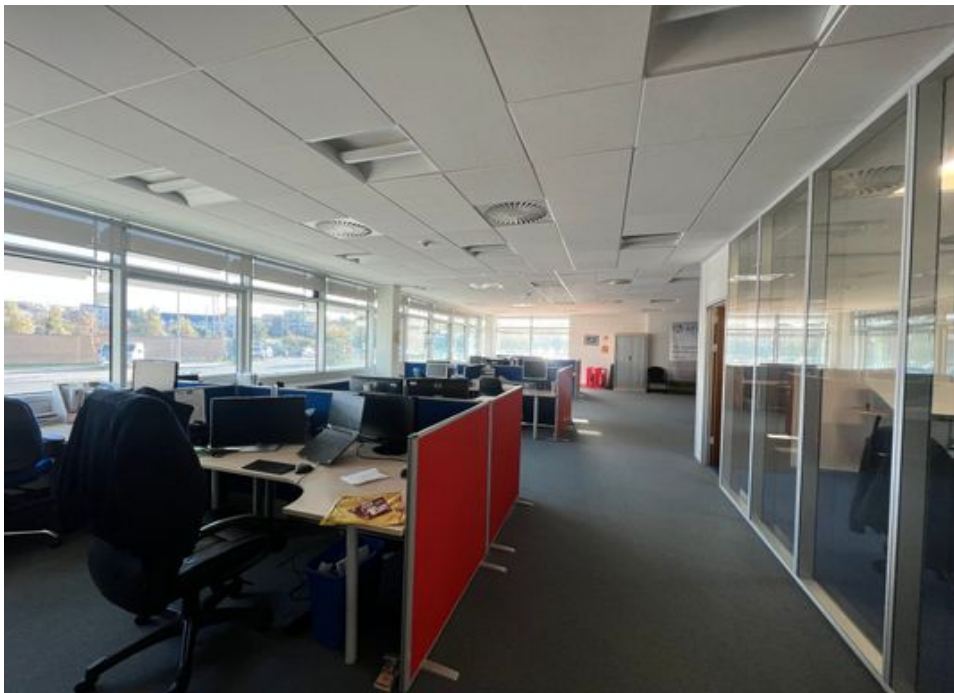
In addition, it benefits from its close proximity to Sandyford Business District, Dundrum Town Centre, Leopardstown Race Course, Central Park, and Fernhill Park and Gardens.

DESCRIPTION

The subject property comprises an own-door office suite at ground level in The Hyde Building. Internally the unit has been completed to a high specification with raised access concrete floors, plastered / painted walls, suspended ceilings and air conditioning.

The office is laid out as open plan with plenty of space for bench desking in addition to individual offices and meeting spaces with glass partitioning. Male and female WC are located within the suite. The office has good light throughout with windows along the full length of the suite. The suite is ready and suitable for a variety of users, in turn-key condition.

Externally the property benefits from 8 car parking spaces, located in a secure basement car park accessed by fob.



<u>Accommodation</u>	<u>Sq. ft. (Approx.)</u>	<u>Sq. m. (Approx.)</u>
Office	3,850	357
Total	3,850	357

PRICE AND LEASE TERMS AVAILABLE UPON REQUEST.

Inspection
Strictly by prior appointment only
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