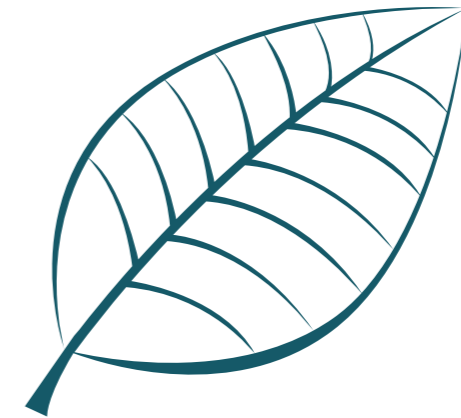




BEECH HOUSE

**BEECH HILL OFFICE CAMPUS,
DUBLIN 4**



BEECH HOUSE

BEECH HILL OFFICE CAMPUS,
DUBLIN 4

HIGH QUALITY SECOND FLOOR OFFICE
ACCOMMODATION EXTENDING TO
497 SQ.M (5,346 SQ.FT.)

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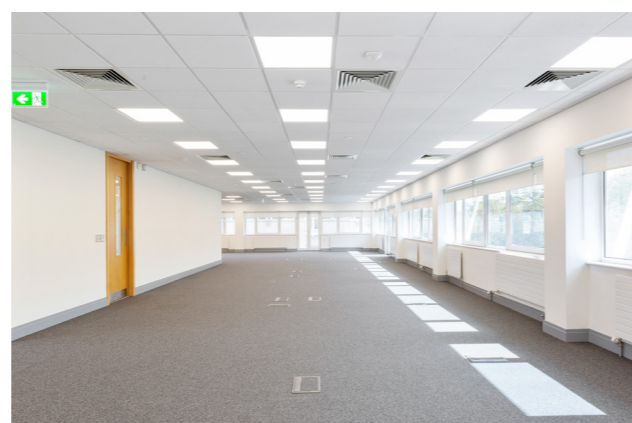
THE BUILDING

Beech House is a modern three storey office building, located in Beech Hill Office Campus, 4.5km South of Dublin City Centre. The Campus is ideally located just off Beech Hill Road and is a mere 750 metres away from the N11 dual carriageway that bridges the City Centre and the South Suburbs.

The available accommodation is located on the second floor and extends to approximately 496.7 sq.m (5,346 sq.ft) G.I.A. The quality accommodation is ready for occupation immediately and provides occupiers with an efficient floor plate. The 2nd floor provides fitted space incorporating open plan and cellular offices as well as canteen facilities.

As would be expected for such a prominent office campus, Beech Hill is already home to numerous established occupiers such as; Circle K, Maxim, KSN, Pinergy, Clear Channel, Ericsson and RBK Chartered Accountants to name but a few.

HIGH QUALITY FITTED OFFICES IN ONE OF DUBLIN'S MOST ESTABLISHED OFFICE PARKS





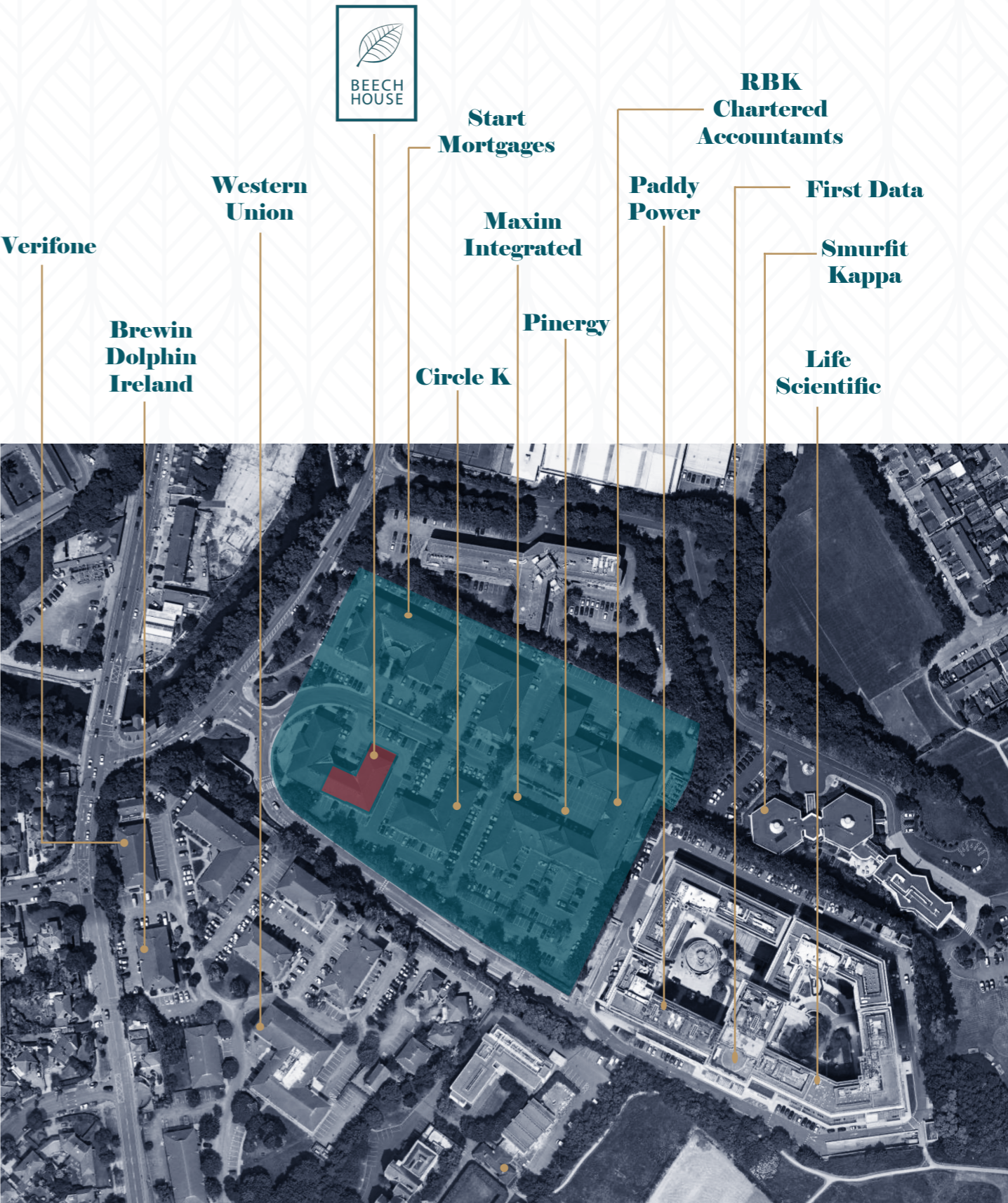
LIFESTYLE

Occupiers at Beech Hill Office Campus will be spoilt for choice with a wide range of amenities on their doorstep including bars, restaurants, and fitness centres. Staff can enjoy an abundance of lunchtime options within the Campus and surrounding areas. Award winning restaurant Berman and Wallace are located on site and provide an extensive breakfast and lunchtime menu along with a corporate catering service. Off-site eateries include Farmer Browns, Bombay Pantry, 105 Café and Ashtons Gastropub.

The UCD Gym and David Lloyd Gym are within a short stroll of Beech Hill and provide plenty of choice in leisure facilities to include; swimming pools, squash and tennis courts, spa treatment areas, child minding facilities, climbing walls and five aside soccer pitches.



IN GOOD COMPANY




TRANSPORT

Beech Hill Office Campus is ideally located just off the N11 dual carriageway, bridging the City Centre and the south suburbs. It is close to all major transport links, the main southerly Quality Bus Corridor is only 750m from the property on the N11. Several express bus routes provide efficient access to the City Centre from the neighbouring UCD campus.


The Luas Green line which runs between Brides Glen and Dublin City Centre is located to the West of the property and is a 15-minute walk to the nearest stop at Milltown. The DART can be accessed at Sydney Parade DART Station. A feeder bus service runs from the office campus to Sydney Parade every 15 minutes. The M50 Sandford Interchange is located to the South of the Park providing easy access to Dublin Airport, the N11 and the Southeast.

By Luas
 Milltown (15 min walk)


 10 Minutes


City Centre

By Luas
 Milltown (15 min walk)


 30 Minutes


Brides Glen

By DART
 Sydney Parade (7 min via feeder bus)


 10 Minutes


City Centre

By DART
 Sydney Parade (7 min via feeder bus)


 10 Minutes


Dun Laoghaire

By Car
 Beech Hill


 15 Minutes


City Centre

By Car
 Beech Hill


 10 Minutes

M50

By Bus
 Beech Hill (5 minute walk)


 15 Minutes

City Centre




 Luas Line


 DART Line


 Road



FLOOR PLAN



SECOND FLOOR

AVAILABLE ACCOMMODATION	SQ.M.	SQ.FT.	CAR PARKING SPACES
East Wing	496.7	5,346	19

The above are approximate Gross Internal Areas.

SPECIFICATION

BUILDING SPECIFICATION

- Impressive new building reception
- New lift carriages
- New toilet facilities
- 19 car parking spaces

OFFICE SPECIFICATION

- Suspended ceilings
- Energy efficient LED lighting
- Open plan accommodation
- Cellular offices
- Canteen
- Raised access floors wired for power and data
- Boardroom
- Comms room

CONTACTS

All enquiries directed to sole agents Knight Frank, contact details as follows:



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Car Parking
There are 19 car parking spaces available.

Lease Terms
Available to let immediately on new flexible lease

Rent
On Application



OWNED BY



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Irish Life



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