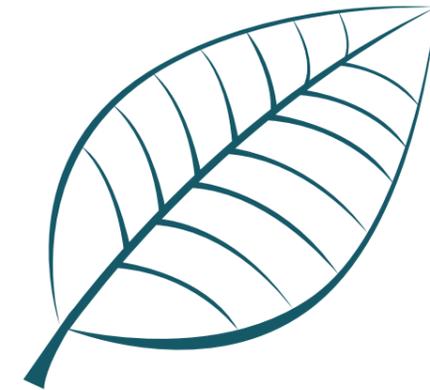


BEECH HOUSE

**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.)

CONTENTS

Page 1 - The Building

Page 3 - Lifestyle

Page 4 - In Good Company

Page 5 - Transport

Page 7 - Floor Plan and Specification

Page 8 - Contacts





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

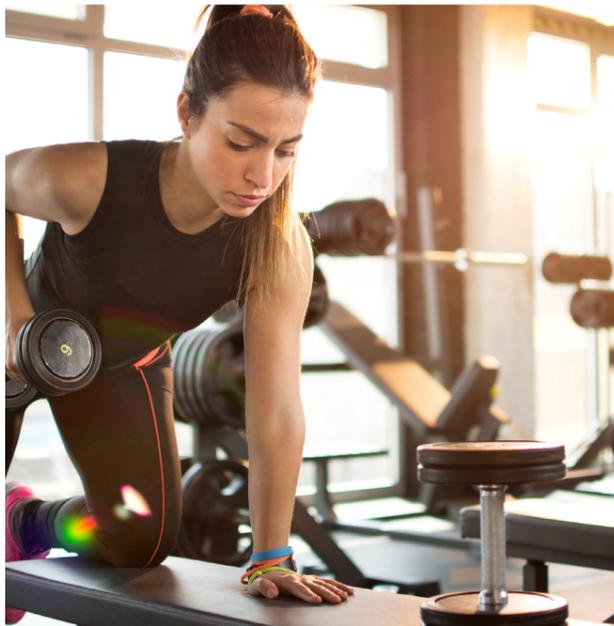




LIFESTYLE

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.

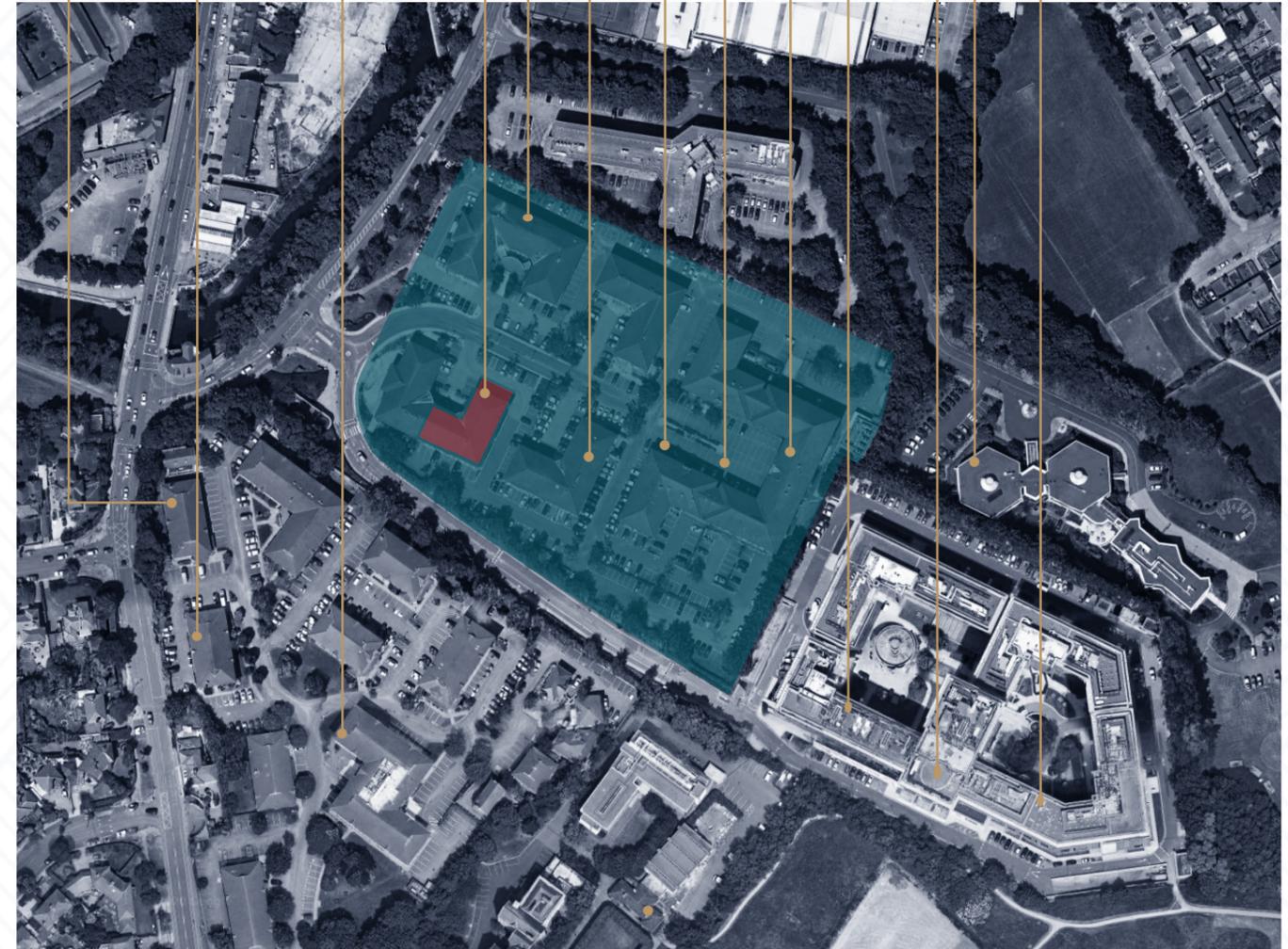
The UCD Gym and David Lloyd Gym are within a short stroll of Beech Hill and provide plenty of choice in leisure facilities to include; swimming pools, squash and tennis courts, spa treatment areas, child minding facilities, climbing walls and five a side soccer pitches.



IN GOOD COMPANY



- Verifone
- Brewin Dolphin Ireland
- Western Union
- Start Mortgages
- Maxim Integrated
- Circle K
- Pinergy
- Paddy Power
- Life Scientific
- RBK Chartered Accountants
- First Data
- Smurfit Kappa

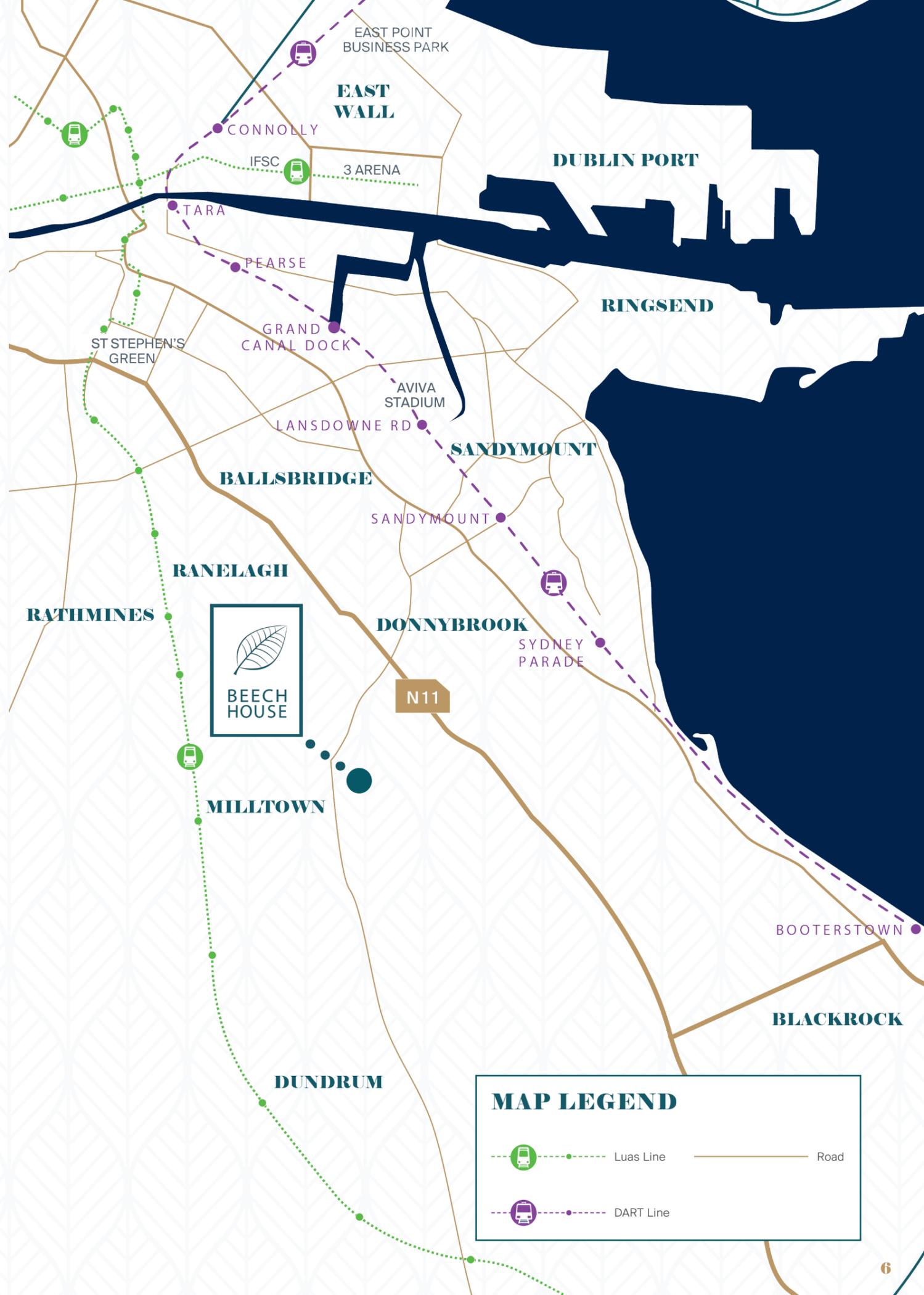




TRANSPORT

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 Sandyford 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

MAP LEGEND

- 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:



20-21 Pembroke Street Upper
Dublin 2
+353 634 2466
Knightfrank.ie

PSRA No. 001266

Jim O'Reilly
jim.oreilly@ie.knightfrank.com
+353 634 2466

Mark Headon
mark.headon@ie.knightfrank.com
+353 1 634 2466

Warren Egan
warren.egan@ie.knightfrank.com
+353 1 634 2466

Car Parking
There are 19 car parking spaces available.

Lease Terms
Available to let immediately on new flexible lease

Rent
On Application



OWNED BY



These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.

Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266.



Irish Life



**Knight
Frank**