

FORMER ORIFLAME BUILDING

IDA Business Park, Southern Cross Road,
Bray, Co. Wicklow



TO LET

FULLY FITTED READY TO GO RESEARCH & DEVELOPMENT / LIFE SCIENCE FACILITY



FORMER ORIFLAME BUILDING

IDA BUSINESS PARK, SOUTHERN CROSS ROAD,
BRAY, CO. WICKLOW

*Fully fitted ready to go Research & Development / Life
Science facility with 50 on-site car parking spaces*

LOCATION

- Located in the heart of IDA Business Park, Southern Cross Road, Bray, Co. Wicklow
- Situated approx. 20 km south of Dublin City Centre
- Accessible by Dublin bus routes 145, 45A AND 84X
- Regular DART train to Bray with feeder bus providing frequent links to and from the business park
- Travel time to Dublin City Centre approx. 40 minutes by DART
- The facility is strategically located adjacent to the N11 / M50 providing ease of access to Ports, Airports and all the regional routes to and from Dublin

DESCRIPTION

- Comprises a modern fully fitted, ready to go, Life Science / Research & Development / Production space accommodation
- Providing 3 storey modern office accommodation to the front with a single storey Life Science building to the rear
- Office accommodation fitted out to a high standard with raised access floors, suspended ceilings, air conditioning, lift serving all floors with male and female toilets on each level
- The offices comprise a mixture of open plan and cellular meeting rooms / executive offices, board room with canteen / kitchen areas
- Life science is fully fitted providing mainly open plan accommodation with cellular laboratories
- Ample on site car parking with 50 designated spaces
- 24 hour monitored security on site



LEASE

New long term Full Repairing and Insuring lease

AVAILABILITY

Early 2024

RENT

Rent on application

VIEWING

Strictly by appointment with the sole agents Knight Frank

MATTERPORT 3D VIRTUAL TOUR



[Click here to view the Former Oriflame Building virtual tour](#)

BER

BER No. 800939316



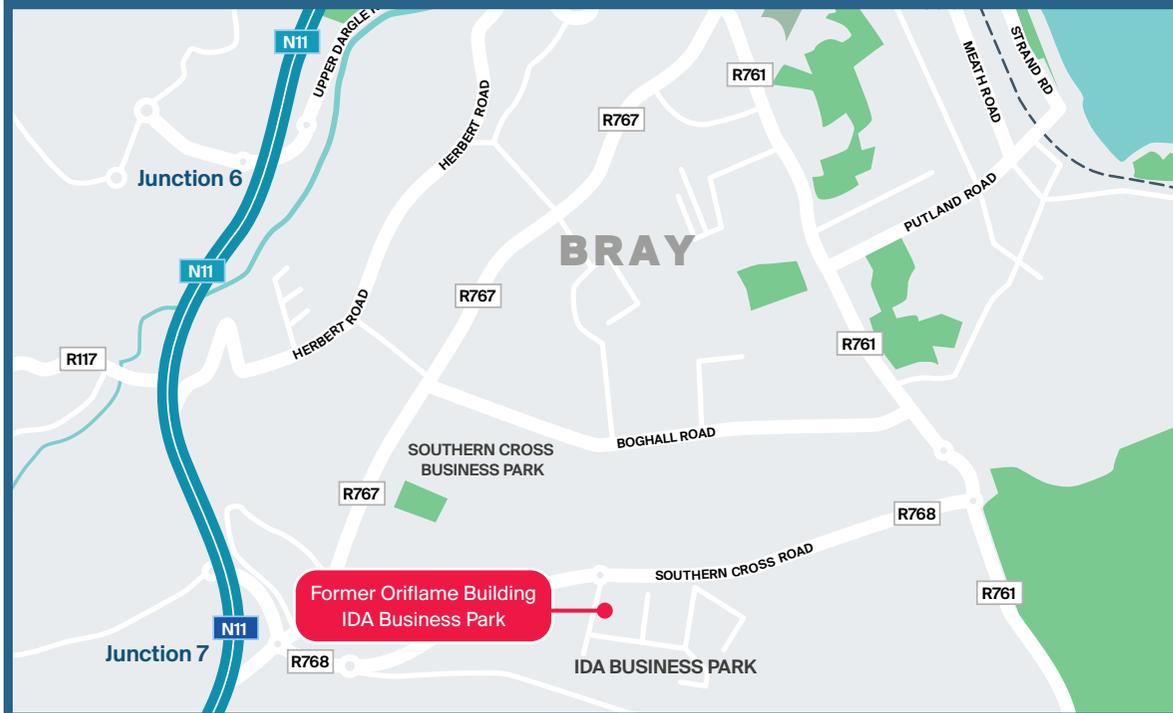


LOCAL AUTHORITY RATES

2024 Rates to be confirmed

ESTATE CHARGE

On application



ACCOMMODATION

FLOOR	USE	SQ.M. (GIA)
Ground	Offices	526
First floor	Offices	464
Second floor	Offices	477
Life Science	Laboratory / storage	1,319
Total		2,786

Gross Internal Floor Area. Measurements are approximate. All parties are advised to satisfy themselves as to the accuracy of the floor areas provided.

ADJACENT OCCUPIERS INCLUDE:





Contact:

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