

TO LET

ONE RICHVIEW

BLOCK 1, RICHVIEW OFFICE PARK, CLONSKEAGH, DUBLIN 14

TWO-STOREY

DETACHED OFFICE BUILDING

APPROX. 10,000 SQ.FT. (NIA)

25 CAR SPACES





ONE RICHVIEW

AN EXTENSIVELY TRANSFORMED
MODERN OFFICE BUILDING

 <p>2-Storey Office HQ</p>	 <p>Well Established Office Park</p>	 <p>Flexible Lease Terms</p>
 <p>Open Plan Floorplates</p>	 <p>Raised Access Floors</p>	 <p>Energy Efficient A/C</p>
 <p>Mature Park Land Setting</p>	 <p>25 Car Parking Spaces</p>	 <p>Excellent Transport Connectivity</p>

Block 1 offers occupiers an opportunity to locate in one of South Dublin's most established business parks adjacent to the CBD. The building has been extensively modernised throughout to provide a stylish, high quality, self-contained office HQ.



LOCATION

Block 1 Richview Office Park is located off the Clonskeagh Road adjacent to University College Dublin (UCD). The Office Park is situated within 1km of the N11 and approximately 6km south of Dublin's prime CBD.

This mature landscaped office park consists of a number of established occupiers including ASD (Aerospace Software Development), ACT Venture Capital, Gleeson Property Developments, Micro Finance Ireland, McCaughan Paper LTD, Spencer Stuart Holdings to name but a few.

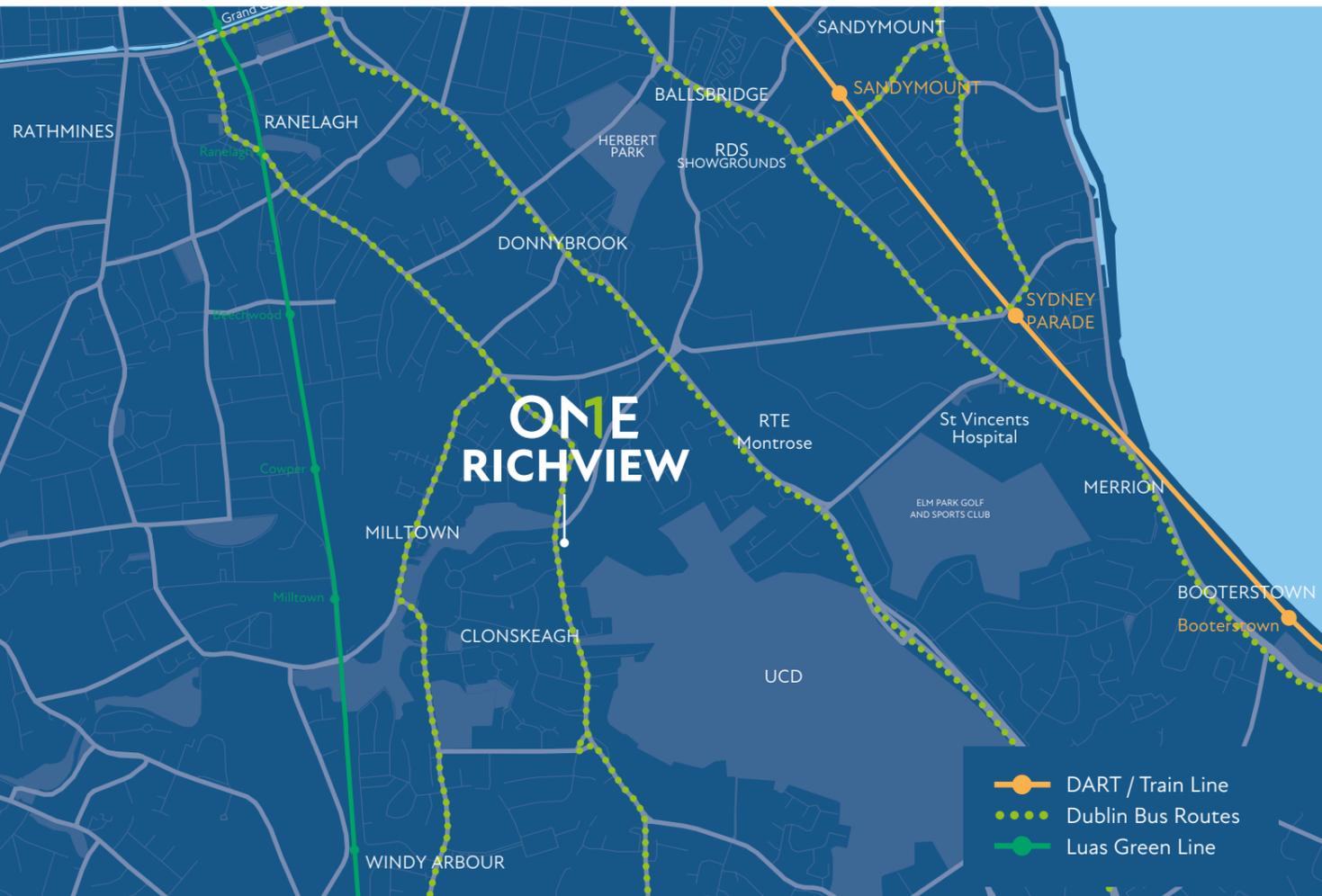


AMENITIES

There are numerous cafés and restaurants including Ashtons Gastro Pub, Farmer Browns, Bombay Pantry, The 105 Café, Berman Wallace and Grounded.

Local leisure amenities include David Lloyd River View and Raw Gym Donnybrook.

There are excellent facilities located within the neighbouring UCD Campus including sporting grounds, swimming pool and tennis courts.



TRANSPORT

The area is easily accessed by road and public transport with local Dublin Bus infrastructure including frequent services from the Clonskeagh Road (Route 11, 11A and 11B) servicing city and suburban routes, UCD Campus and Dundrum Shopping Centre nearby. Donny-

brook Bus Station is also within close proximity along the N11, serving Dublin City, the North and South Dublin suburbs via a Quality Bus Corridor.

The LUAS Green Line service is a short distance away at Milltown station. This rail provides

light rail service for the South suburbs from Cherrywood into the City Centre at St Stephens Green and continues via the LUAS Cross City.



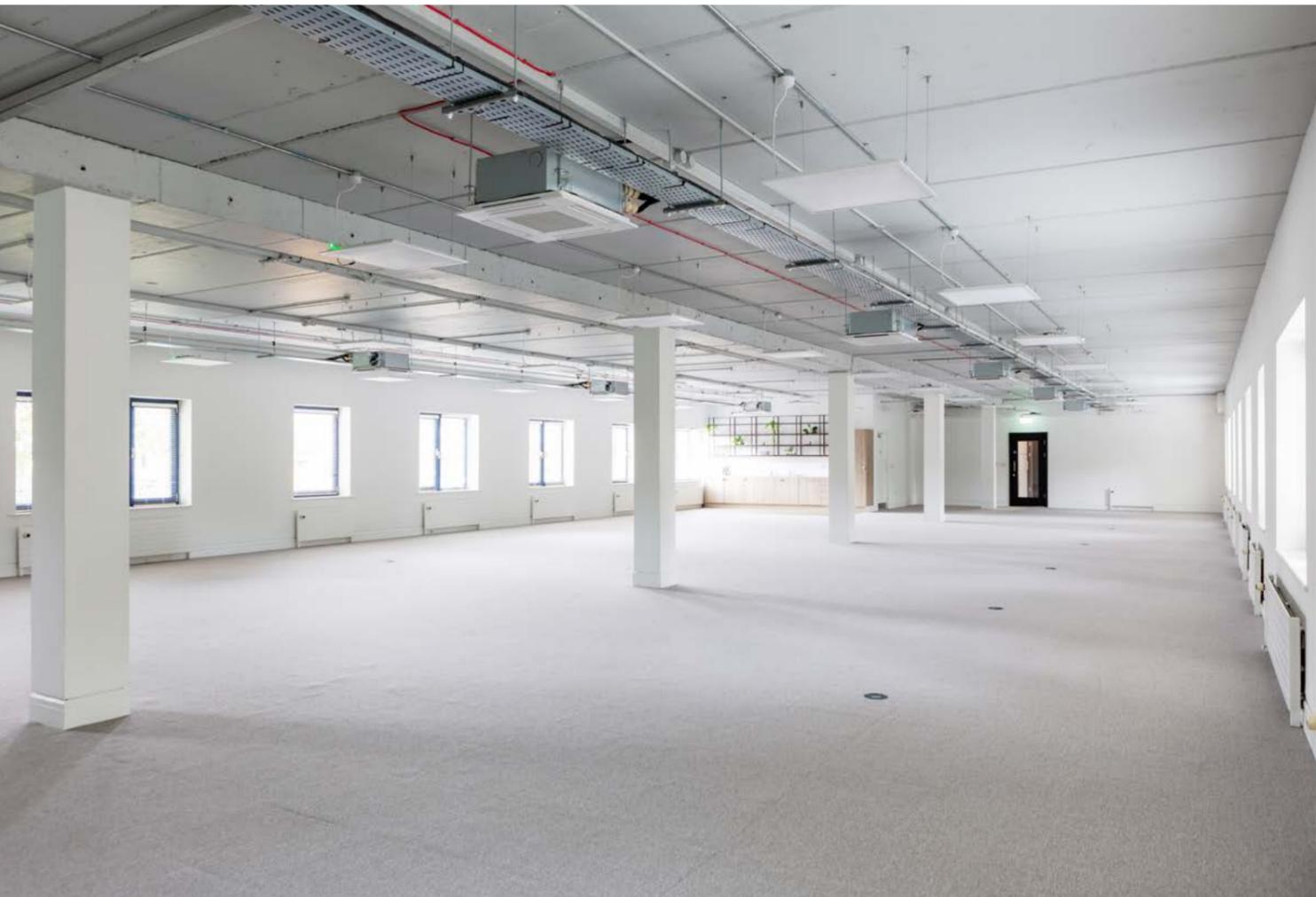
DESCRIPTION

Block 1 Richview Office Park comprises a two-storey, detached office building extending to a net internal area of approx. 10,000 sq.ft. together with 25 designated surface car parking spaces.

The office space boasts a modern and efficient open plan design, enhanced by a mixture of suspended metal ceiling tiles and exposed ceilings.

The building has been extensively upgraded to include an energy-efficient A/C system, LED modular recessed lighting, raised access floor, commercial-grade carpet tiles in office areas with underfloor trunking, power distribution, and CAT 6 data cabling.

 <p>Raised Access Floors</p>	 <p>CAT 6 data cabling</p>
 <p>Energy Efficient A/C</p>	 <p>LED modular recessed lighting</p>



FACILITIES

The accommodation facilities include new fully fitted tea stations, fully refurbished toilets and showers. The newly remodelled entrance lobby includes a seating area, secure post facility and provision for tenant signage.

SPECIFICATION

Mixture of exposed and suspended metal ceilings with painted plasterboard margins.

Energy efficient LED modular recessed lighting with PIR/motion sensors.

Energy efficient A/C system (Mitsubishi VRF with Heat Recovery).

Raised access floors.

Commercial grade carpet tile to office areas.

Underfloor trunking, power distribution and cable trays.

Cat 6 data cabling provision underfloor.

Floor grommets provided for tenant connection to underfloor services at 1 per 10 sq.m.

Comms room with A/C provision.

Separately metered electrical supply to each floor.

Fully fitted tea-station on each floor including white goods.

Cleaners store with sink and storage.

New toilet and shower facility, including Part M accessible facilities.

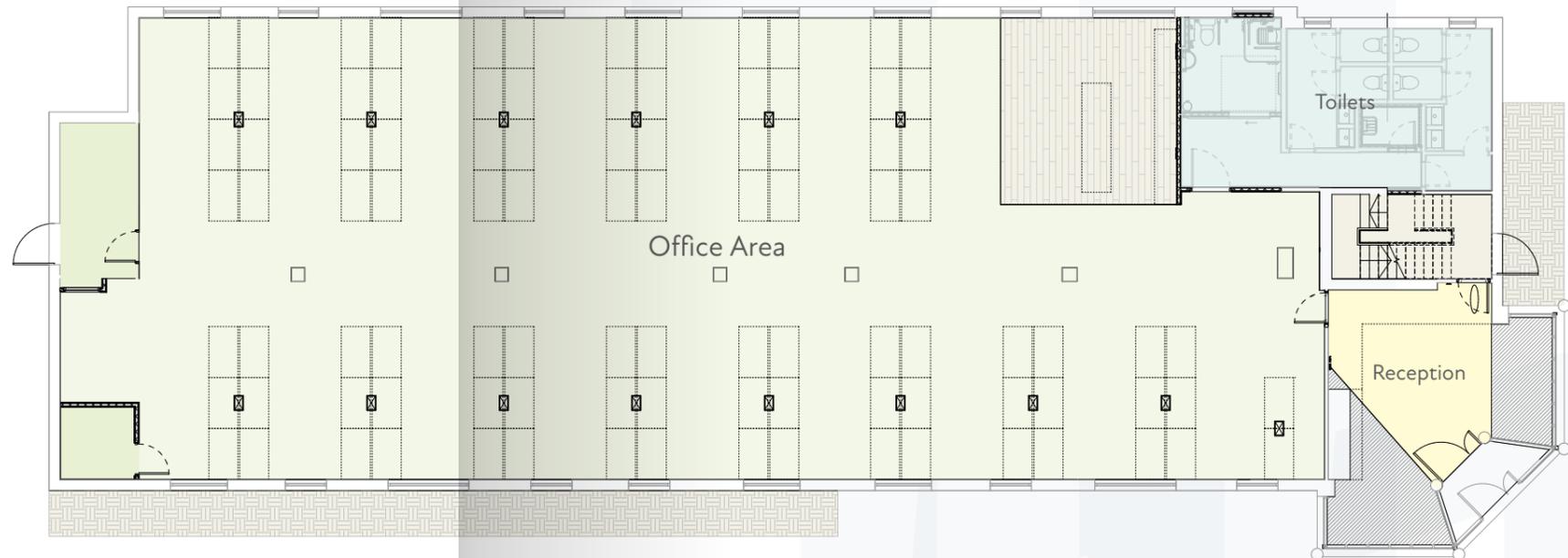
New entrance lobby area, including seating area, secure post facilities and provision for Tenant signage.

RICHVIEW OFFICE PARK PLAN



FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



ACCOMMODATION

Accommodation	Sq. m. NIA	Sq. ft. NIA
Ground Entrance Lobby	35	377
Ground	429.52	4,623
First	466.09	5,017
Total NIA	930.60	10,017

TO LET

ONE RICHVIEW

QUOTING RENT

On application.

LEASE TERMS

Available on new flexible
lease terms.

SERVICE CHARGE

On application.

VIEWING

Viewing by appoint with
sole agent Knight Frank.

BER



AGENT



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