



Dunshaughlin Business Park, Co Meath.

From 65 to 1,324 sq m

- Modern 3rd generation office space
- Accommodation available from 65 to 1,324 sq m
- Generous car parking ratio
- Walking distance from Dunshaughlin village



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Location

Dunshaughlin is situated 30 km north of Dublin's city centre and 18km south of Navan on the N3 road which is one of Ireland's largest commuter towns. It has grown considerably over the last 10 years with the population almost doubling. Surrounded by numerous food outlets, pubs, clothing stores and business ideally located on the main street and also public amenities including a library and a health centre, Dunshaughlin has plenty to offer in terms of entertainment with Blanchardstown Shopping Centre in close proximity, with the village itself providing a pleasant working environment

The proposed offices are centrally located at the entrance of Dunshaughlin Business Park on the N3 at the southern side of the village. Dunshaughlin is served by Bus Éireann commuter services to Dublin, generally running every half hour. The new M3 Motorway is currently under construction and is due to complete in 2009. This will significantly improve the road network and reduce congestion ensuring Dunshaughlin to be more accessible in the long term.





Description

These offices will comprise a 3 storey detached building which is available in its entirety, on floor by floor basis or each suite can be split to facilitate a number of occupiers. The property has a generous provision of car parking spaces.

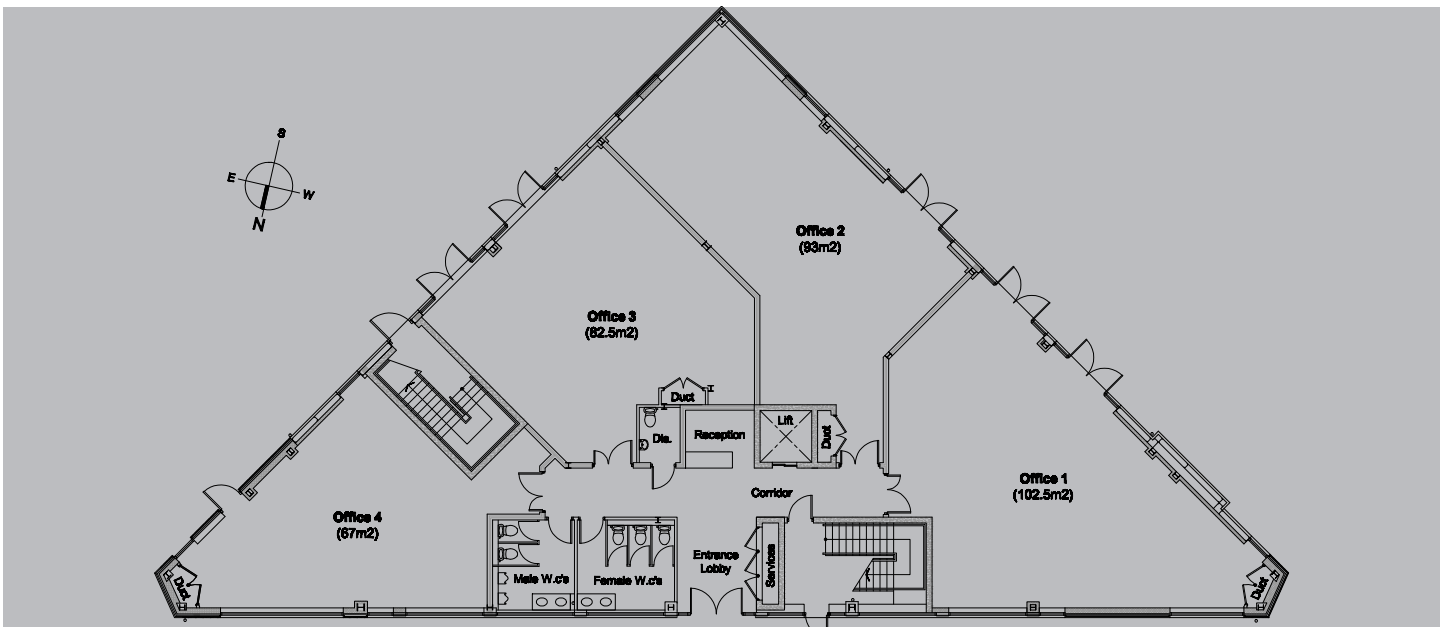
Specification

The specification includes raised access floors, suspended ceilings, category II lighting, and an 8 person high speed lift. The reception will be carpeted through out.

Accommodation

The accommodation can provide office suites from 65 sq m (699 sq ft) to 1,324 sq m (14,251.40 sq ft).

Sample Floor Plan



Sale

Price on application.

Lease

Available on a flexible lease direct from the landlord.

Opening Date

An estimated opening date for these offices will be towards the end of 2008.

Viewing

Further information and inspections can be arranged strictly by prior appointment with joint agents.

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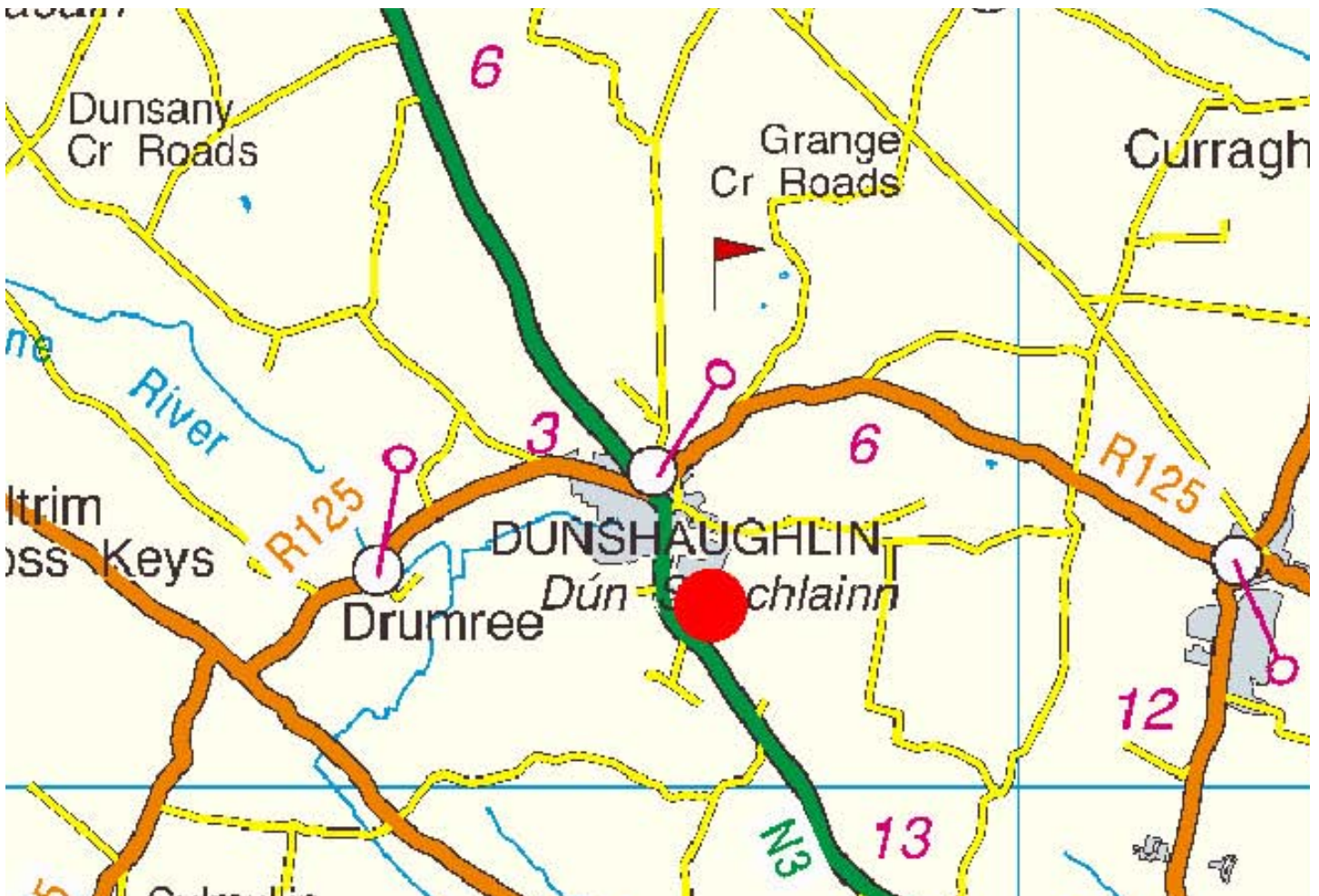
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Conditions to be noted

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy

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4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.
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