



BLOCK 9, RICHVIEW OFFICE PARK

Clonskeagh, Dublin 14, D14 P5X0

Information Memorandum

For Sale by Private Treaty

Subject to Contract/Contract Denied



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- Prime South Dublin well-established office location includes occupiers such as Flutter, Smurfit Westrock & UCD.
- Richview Office Park is accessible via Clonskeagh Road (R825), the M50 and the N11. The area is served by public transport options including the Luas (Milltown stop – 20-minute walk) and local Dublin bus routes.
- Block 9 is situated in the centre of the office park close to the pedestrian exit to Founders District and amenities. Locally available amenities include David Lloyd Gym, Farmer Brown's, Café 105, Berman & Wallace, and an on-site coffee pod.
- This headquarter three-storey standalone office building extends to 35,869 sq.ft (3,332 sq.m) GIA, providing 85 car parking spaces, a central core, and dual access from both the front and rear.
- Features include a back up generator (on site), suspended ceilings, raised access floors, floor-to-ceiling heights of 2.6m, gas fired central heating, openable windows, VRF cassettes for additional heating and cooling. The BER is a B2.
- The property has been well maintained and available for immediate use, with end-of-trip facilities and lift access to each floor; it is held under long leasehold title.

BLOCK 9 RICHVIEW OFFICE PARK, CLONSKEAGH, DUBLIN 14

TWM



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Location



Richview Office Park is situated in a prime South Dublin location and is recognised as one of the area's three major office parks. The development comprises 14 own-door office units, configured as a mix of two- and three-storey buildings, offering flexible accommodation suitable for a range of occupiers. Prominent neighbours include Flutter, Smurfit Westrock, the Environmental Protection Agency, and University College Dublin (UCD), reflecting the area's established status as an office location.

The office park entrance is directly onto Clonskeagh Road and is near both the M50 and N11 motorways. These main routes provide fast connections to Dublin city centre (just 6km away) and to surrounding counties. Public transport is readily available with Dublin Bus stopping outside the office park and the LUAS Green Line is 20 minutes walk from the park.

Richview Office Park has several good lunchtime offerings including Farmer Browns, Café 105, Berman & Wallace, and David Lloyd Gym. An on-site coffee pod offers an added convenience for occupiers with picnic tables set out in the landscaped grounds. Block 9 enjoys a central location within the park, making it easily accessible from both the entrance and exit and placing it near key amenities.

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Description



This headquarter modern three-storey office building, constructed in 1997, extends to 35,869 sq.ft (3,332 sq.m) GIA and features an efficient layout with a central core servicing two wings, positioned to the north and south of the property. The building provides dual access, with a principal entrance at the front that includes a dedicated reception area and breakout seating, and a rear entrance offering direct access to 85 dedicated car parking spaces and 30 bicycle spaces. Internally, the property is well finished incorporating two lifts, suspended ceilings, raised access floors, floor-to-ceiling heights of 2.6m, and VRF air conditioning units throughout.

Occupiers further benefit from a suite of amenities to enhance operational efficiency and staff wellbeing, including canteen facilities on every floor, shower and changing facilities, and adaptable open-plan office space suitable for a variety of workplace configurations.

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Title Summary



- Title to Block 9 is leasehold and is registered in the land registry under folio DN 52224F, 75451L & 87410L.
- The property is held pursuant to a head lease dated 5 June 1997 made between 1) Rayband Limited 2) Flynn & O'Flaherty Properties Limited 3) Barlby Limited & 4) Richview Office Park Management Company Limited for a term of 10,000 years from the 1st January 1997.



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Property Information



Schedule of Accommodation

Floor	Size Sq.Ft	Size Sq.M
Ground	12,160	1,129.7
First	11,803	1,096.5
Second	11,906	1,106.1
Total	35,869	3,332.30

*The area quoted in this table is in accordance with the Hollis Measured survey which can be found in the data room. The area stated is on a GIA basis.

Current Occupational Costs

Item	Rate psf	Rate p.a.
Estate Service Charge	€1.13	€40,417
Commercial Rates	€4.05	€145,363

*The rates per square foot are calculated in accordance with the areas that are stated in the Hollis measured survey, which can be found in the data room.

Zoning

Zoned Objective E “To provide for economic development and employment” under the Dun Laoghaire-Rathdown Development Plan 2022-2028. Under this zoning there is potential for the change of use to medical.

Price on Application

BER: 

BER No. 800610263

Viewings

Viewings are to be strictly arranged through the selling agent TWM.

Contact Details

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