

TO LET



FIRST FLOOR, BLOCK C



ASHTOWN GATE

DUBLIN 15

TWM

BER B2



REFURBISHED OFFICE SUITE WITH 20 CAR PARKING SPACES AVAILABLE

FIRST FLOOR, BLOCK C

ASHTOWN GATE

NAVAN ROAD, DUBLIN 15





LOCATION

Ashtown Gate is located off the N3 Navan Road, approximately 7km northwest of Dublin city centre and less than 1km from the M50 roundabout providing ease of access to Dublin's motorway interchanges and Dublin Airport to the north. The area is well served by public transport with intercity rail links accessed at Ashtown Station (4 minute walk) along with numerous Dublin Bus routes and Quality Bus Corridors serving the city centre

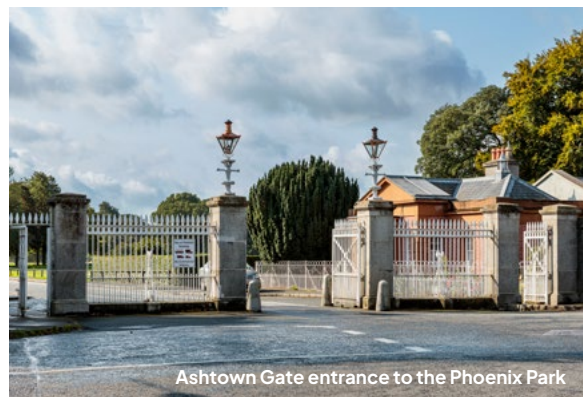
and Blanchardstown Shopping Centre. Works are in progress for the LUAS (light rail) cross city service which will connect the north suburbs from nearby Broombridge to the south suburbs via the city centre. The development is within walking distance of cafes, shops, public houses and restaurants and the Phoenix Park which provides excellent outdoor amenities and recreational space for the locality.



The Dart+ West Route map begins at Spencer Dock station and travels West stopping at Connolly, Drumcondra, Glasnevin, Broombridge, Pelletstown (in construction), Ashtown, Navan Road Parkway, Castleknock, Coolmine, Clonsilla. The M3 Parkway line will continue from Clonsilla stopping at Hansfield, Dunboyne and M3 Parkway.

The Maynooth line will continue from Clonsilla stopping at Leixlip Confey, Leixlip Louisa Bridge and Maynooth.

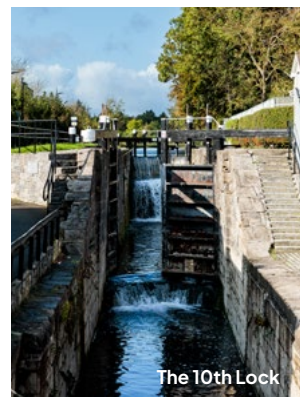
After DART+ West is completed, services will have the ability to increase to 12 trains per hour per direction, subject to demand.



Ashtown Gate entrance to the Phoenix Park



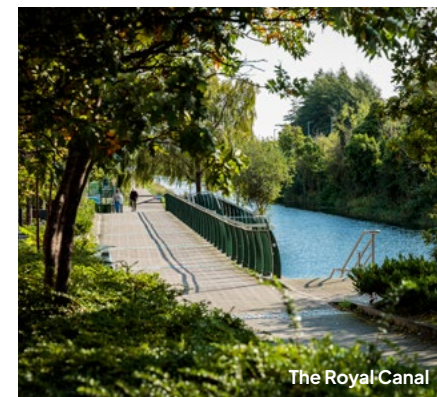
Ashtown Gate Train Station



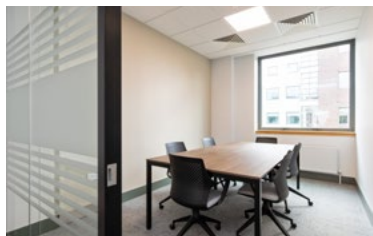
The 10th Lock



The Halfway House



The Royal Canal



ACCOMMODATION

 20 car park spaces available

 466.37 sqm (5,020 sqft) NIA

FACILITIES

 Intruder Alarm & Access Security System

 Toilets (Accessible)

 Reception

 Meeting Rooms

 Kitchen Area

 Floor boxes one per 15m2

SPECIFICATION

 Raised access floors

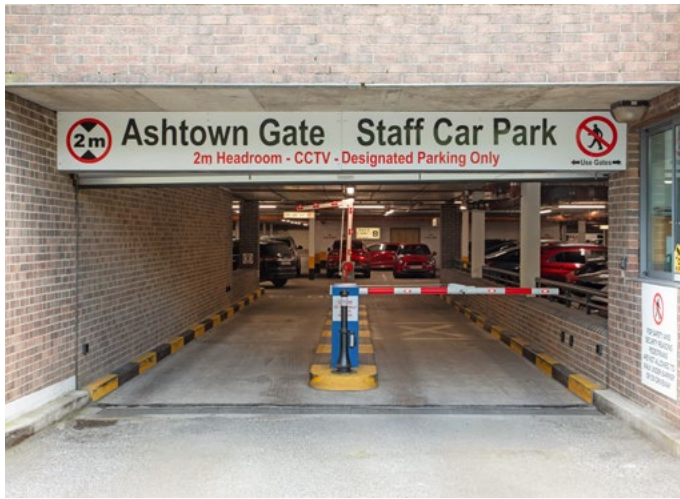
 Suspended ceiling

 LED Lights

 Gas fired central heating

 Air Con

 Lift access



FIRST FLOOR, BLOCK C LAYOUT



CONTACT THE LETTING AGENT

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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 permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser, tenant or other person should not rely on them as statements or representations of fact but should satisfy themselves by inspections or otherwise as to the correctness of each of them.
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5. VAT may be payable on the purchase price.