TEMPLE HOUSE

BLACKROCK / CO DUBLIN

BER B1

TWM

HIGHLIGHTS

TEMPLE
HOUSE
BLACKROCK / CO DUBLIN

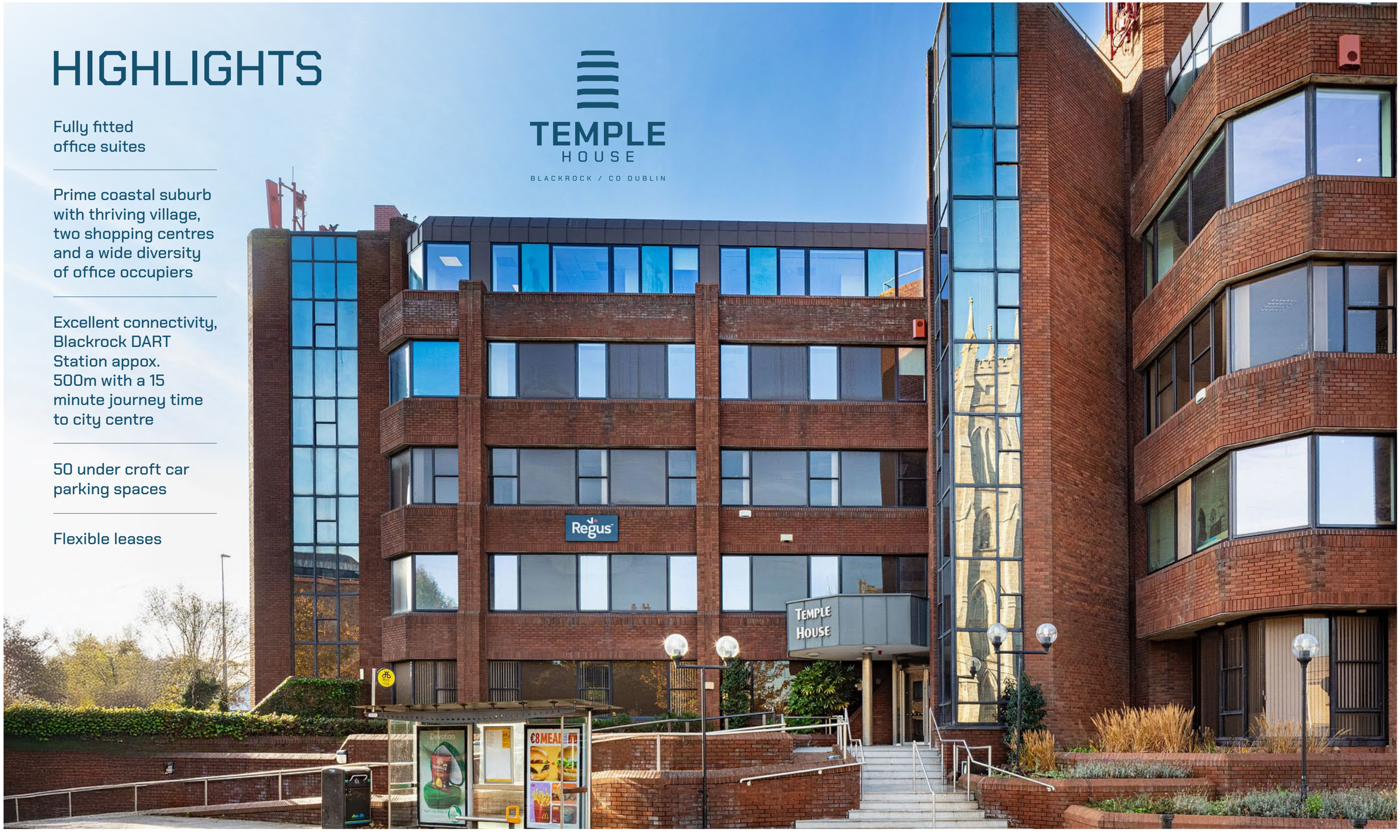
Fully fitted office suites

Prime coastal suburb with thriving village, two shopping centres and a wide diversity of office occupiers

Excellent connectivity, Blackrock DART Station appox. 500m with a 15 minute journey time to city centre

50 under croft car parking spaces

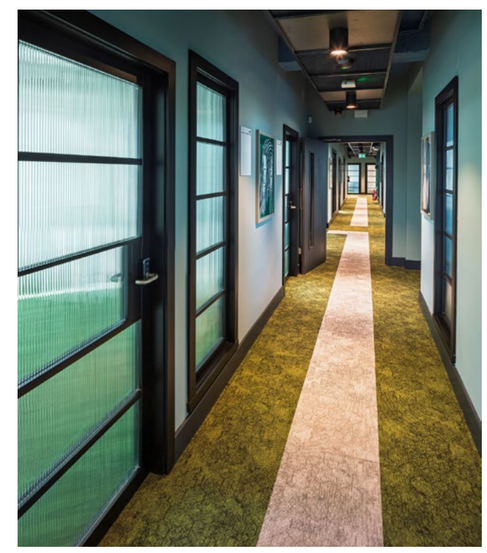
Flexible leases



Blackrock Business Park
Blackrock Garda Station
Frascati Centre
Blackrock Shopping Centre
Elm Park
Blackrock Clinic
Zurich HQ
Blackrock Park
Blackrock Village
Blackrock Dart Station
TEMPLE
HOUSE
Oyster Point
Avoca Court
Maple House (Allianz)
Frascati Road
Temple Road

DESCRIPTION

- Lift access to all floors and car park
- Manned reception desk
- Two office suites for 13 and 28 persons, these can also be amalgamated
- Raised access floor, suspended ceiling, air handling units, LED lights and carpeted
- Fully fitted suites with all new CAT A and furniture included



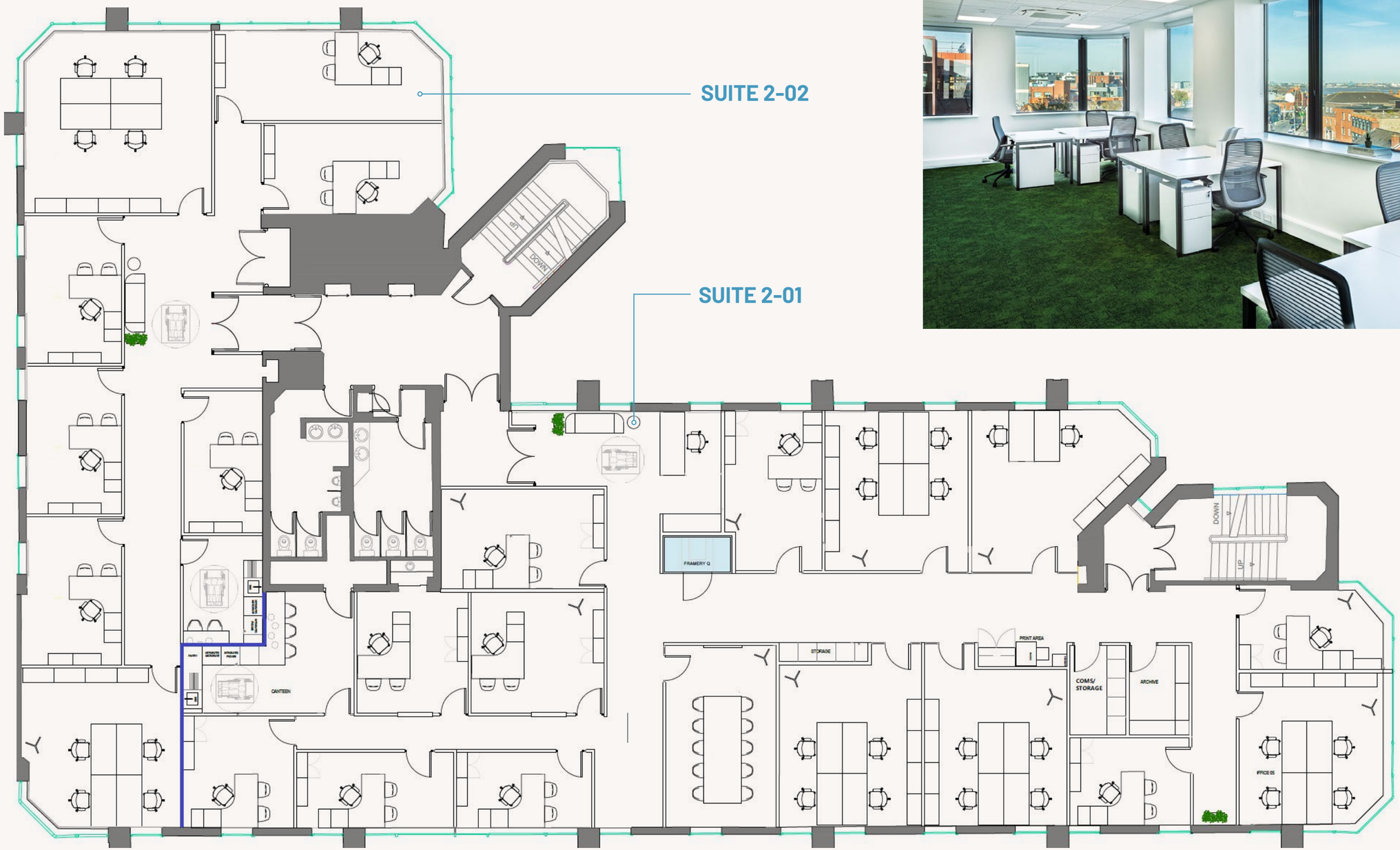
LOCATION

Temple House is located in the heart of Blackrock with dual frontage onto Frascati Road and Temple Road. Blackrock is one of the most desirable suburban office locations in Dublin and home to a wide array of occupiers including Zurich, Kraft Heinz, Sodexo, and Global Medics.

Blackrock Village offers an abundance of retail, leisure, and dining facilities. Blackrock and Frascati Shopping Centres as well as local bars, cafés and restaurants are situated within a 5-minute walk of the premises. Blackrock is well serviced with excellent transport links to the city centre and surrounding neighbourhoods.

Temple House is located 500 metres from Blackrock DART Station where the city centre can be accessed in 15 minutes. Furthermore, various Dublin Bus routes run along Frascati Road, and the office is located within walking distance of the Stillorgan Quality Bus Corridor.

2ND FLOOR PLAN



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1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are 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 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.

4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.

5. VAT may be payable on the purchase price.