

OFFICES TO LET

DUNCAIRN HOUSE



14 CARYSFORT AVENUE
BLACKROCK, CO. DUBLIN

DUNCAIRN HOUSE

Ground & First Floor Offices
High Quality Accommodation
Ground Floor - 159 sq.m / 1,715 sq.ft.
First Floor - 333 sq.m. / 3,585 sq.ft.
Total - 493 sq.m. / 5,300 sq.ft.
Superb DART & Dublin Bus links
Available In Separate Lots

Duncairn House is a modern 4 storey office building, finished to a high specification providing bright open plan accommodation. The specification includes LED lighting, air conditioning, OFCH, floor boxes and perimeter trunking, EcoTherm windows, lift access, shower facilities, toilet facilities and a disabled toilet.

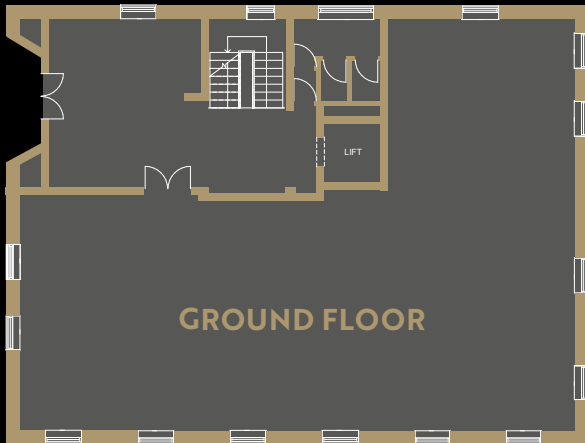
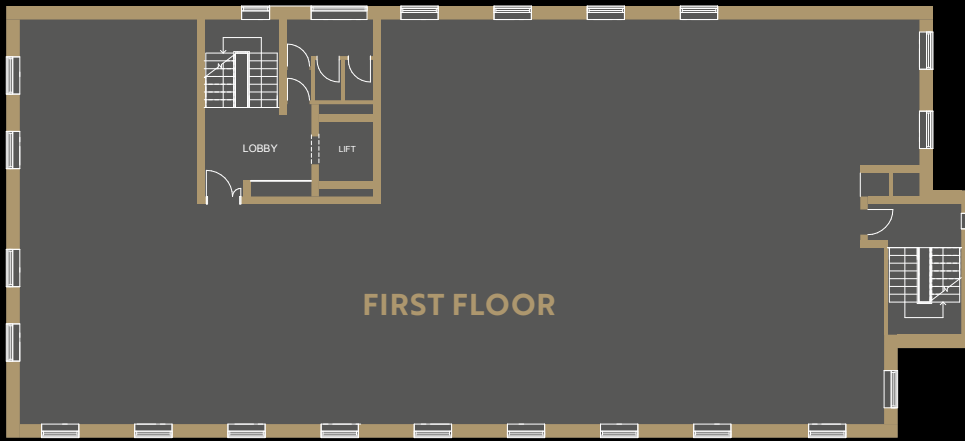


LOCATION

Duncairn House is located in a prominent position on the east side of Carysfort Avenue, in Blackrock Village, between Main Street and Frascati Road. The property is well served by public transport including the Blackrock Dart Station and Dublin Bus routes such as the 4, 7/a, 17, 46e, 84/a and 114 connecting Duncairn House to areas such as Ballsbridge, Greystones, Mountjoy Square and Phibsborough. Blackrock Village offers an excellent range of shops, cafes, restaurants and bars such as The Blackrock, the Liath Restaurant and Bear Market Coffee, making it a popular office location, attracting notable household names such as Allianz, Zurich Insurance, and Permanent TSB.

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|-----------------------------|-----------------------------|
| 1. Blackrock Clinic | 5. Blackrock Village Centre |
| 2. Blackrock Park | 6. Blackrock Main Street |
| 3. Frascati Shopping Centre | 7. Permanent TSB |
| 4. Zurich Life | |





ACCOMMODATION SCHEDULE

Floor	Sq.m.	Sq.ft.
Ground	159	1,715
First	333	3,585
Total	493	5,300

On-site parking available for up to 12 cars

RENT

Rent details available upon request

TENURE

The offices are available on flexible lease terms



For further information or viewing arrangements please contact:

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