

BRIGHT SPACES WITH INDIVIDUAL ENTRANCES



THIS IS A TRULY UNIQUE OPPORTUNITY TO BUY A SELF-CONTAINED OFFICE BUILDING IN A THRIVING BUSINESS ENVIRONMENT. EACH UNIT HAS A MODERN CONTEMPORARY FINISH WHICH WILL ALLOW OCCUPIERS TO PROJECT A STRONG CORPORATE IMAGE. THE NEARBY M50 EXIT 15 ALLOWS FAST, FREE-FLOWING ACCESS FROM ALL SIDES OF THE CITY.



FRONT ELEVATION

LEOPARDSTOWN BUSINESS CENTRE FORMS PART OF A LARGER COMMERCIAL COMPLEX WHICH INCLUDES THE LEOPARDSTOWN SHOPPING CENTRE AND BRIGHT HORIZONS, A CRÈCHE FACILITY WITH CAPACITY FOR 106 CHILDREN.

LEOPARDSTOWN BUSINESS CENTRE

LEOPARDSTOWN BUSINESS CENTRE FORMS PART OF A LARGER COMMERCIAL COMPLEX WHICH INCLUDES THE LEOPARDSTOWN SHOPPING CENTRE. A NEW DUNNES STORES IS OPEN AND TRADING AND TWELVE INDEPENDENT RETAIL UNITS WILL PROVIDE COMPREHENSIVE AMENITIES. CONSTRUCTION OF A BRIGHT HORIZONS CRÈCHE IS UNDERWAY AND FURTHER ADDITIONS WILL FOLLOW.

TITLE

The premises will be sold with the benefit of a long leasehold title and will be privately managed.

DEVELOPER

This development is being undertaken by Park Developments Group, one of Dublin's premier commercial development companies.



ALL ENQUIRIES

Savills Hamilton Osborne King

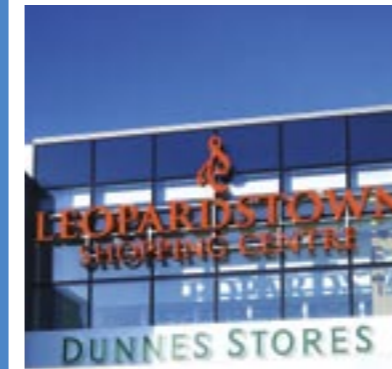
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LEOPARDSTOWN BUSINESS CENTRE



FOR SALE



A UNIQUE OPPORTUNITY TO BUY
YOUR OWN SPACE IN A THRIVING
BUSINESS ENVIRONMENT

THE IDEAL BUSINESS LOCATION



THIS IS A TRULY UNIQUE OPPORTUNITY TO OWN A BESPOKE OFFICE SPACE...

Leopardstown Business Centre offers a fantastic opportunity to purchase compact, self-contained, purpose-built offices in one of South Dublin's most sought after locations. It is adjacent to Sandyford Industrial Park where major corporates such as Vodafone, Microsoft, Merrill Lynch and Barclays are based. The nearby Park Carrickmines is one of Dublin's premier new commercial centres, with a vibrant retail development and top-end corporate offices.

Leopardstown, one of South Dublin's best-known addresses, is synonymous with high quality housing, suburban office parks and world-renowned horse racing. The completion of the M50 ringroad has made Leopardstown more accessible from all parts of the city, particularly from Dublin Airport and the major regional arterial roads.

The opening of the Luas line between the city centre and Sandyford has further heightened Leopardstown's appeal. An even greater benefit will be seen when the Luas extension from Sandyford to Cherrywood is completed over the next number of years.



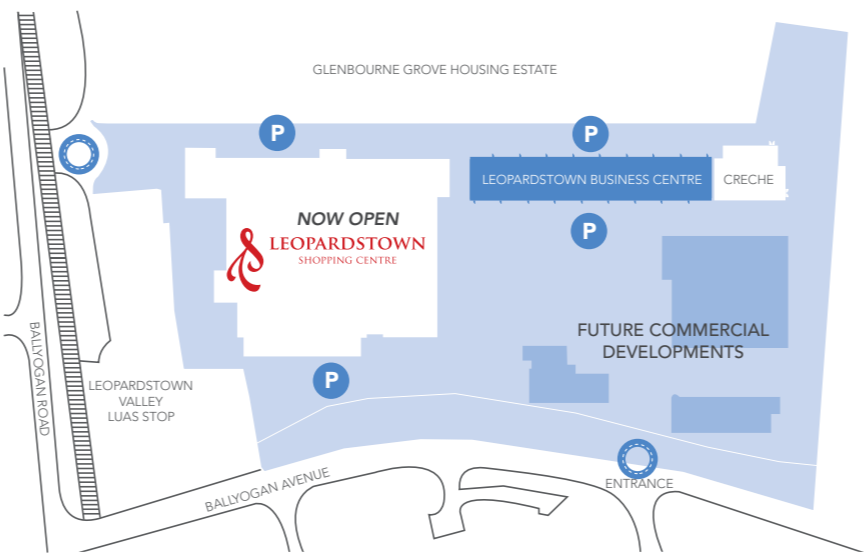
WITH EXCELLENT ACCESSIBILITY



LOCATED IN A SPACE THAT IS SUPERBLY CONNECTED

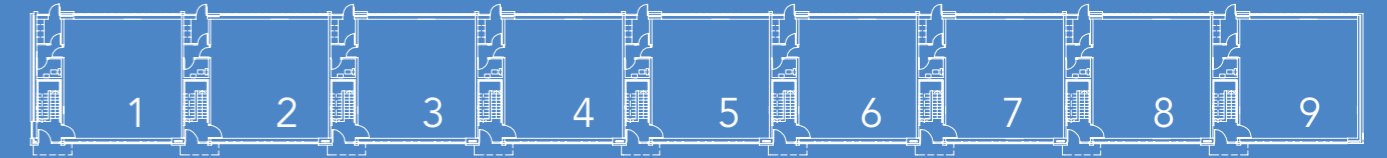
Leopardstown Business Centre is located just off the Ballyogan Road, approximately half way between M50 Exits 14 and 15. This is a highly convenient location with good Dublin Bus connections. The proposed Leopardstown Valley Luas Station is a short walk away. Leopardstown Business Centre comprises nine brand new two-storey self-contained own door offices. Located within an extensive landscaped area, each office shall have generous car parking facilities.

Dublin Bus connections: 44 / 44C services run regularly to and from the city centre.

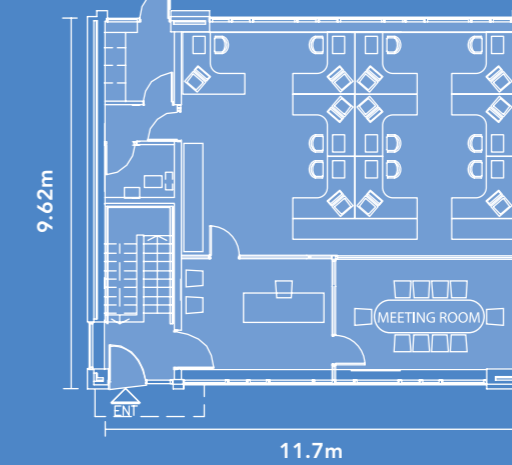


A HIGH QUALITY MODERN SPECIFICATION

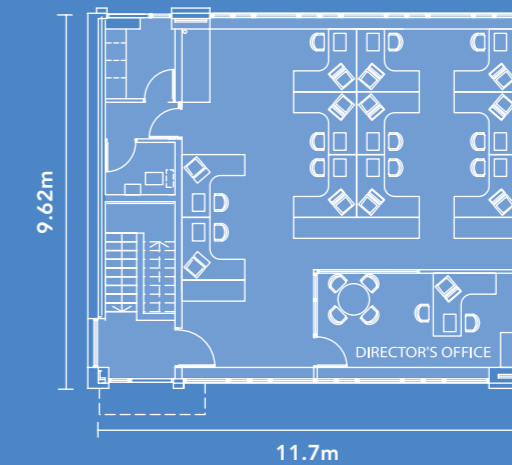
GROUND FLOOR PLANS:



SAMPLE OFFICE LAYOUT: GROUND FLOOR



FIRST FLOOR



- 225.11 SQUARE METRE UNITS
- FEATURE ARCHITECTURAL WALL CLADDING SYSTEM
- EASY OPENING ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS
- FEATURE ENTRANCE WITH CANOPY
- RAISED ACCESS FLOORS
- SUSPENDED CEILINGS
- LIGHT FITTINGS
- GAS-FIRED CENTRAL HEATING
- FULLY FINISHED TOILET ACCOMMODATION
- FULLY FITTED TEA STATION AREA ON EACH FLOOR WITH DISHWASHERS AND REFRIGERATORS
- EMERGENCY LIGHTING SYSTEM
- WIRED FOR INTERCOM SYSTEM AND INTRUDER ALARM
- FIRE ALARM
- WALLS TO HAVE A PLASTER SKIM FINISH WITH NEUTRAL PAINT
- FLOOR BOXES AT 1:10 SQ.M, WIRED FOR POWER
- CARPETED HALL AND STAIRWELL

PLEASE NOTE: SIZES ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED UPON



PARKING PROVISION

Leopardstown Business Centre's ample parking allocations distinguish it from other South Dublin office developments. Each unit affords parking for four cars. Generous short-term parking space is available in the adjacent shopping centre carpark.