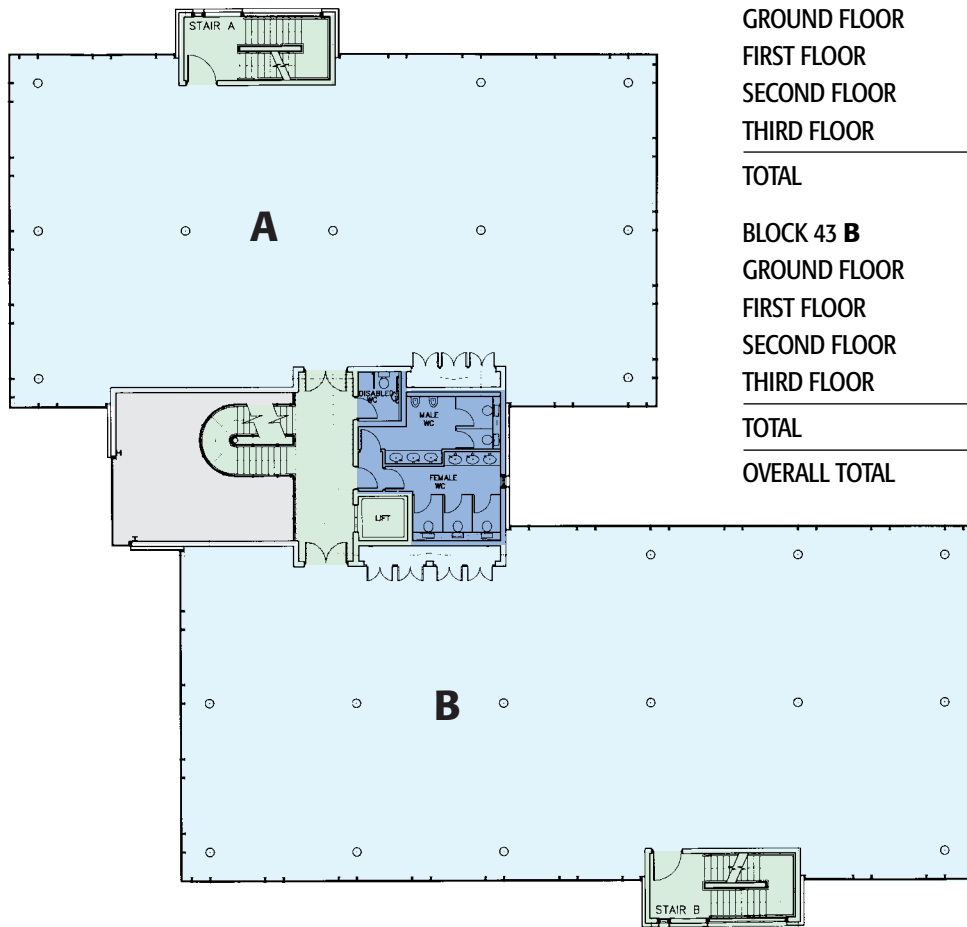




BLOCK 43

3,660 sq.m. Floors from 415 sq.m.

BLOCK 43 3,660 sq.m. Floors from 415 sq.m.



GROSS INTERNAL FLOOR AREA

	sq.m.	sq.ft.
BLOCK 43 A		
GROUND FLOOR	415	4,467
FIRST FLOOR	415	4,467
SECOND FLOOR	415	4,467
THIRD FLOOR	415	4,467
TOTAL	1,660	17,868
BLOCK 43 B		
GROUND FLOOR	500	5,382
FIRST FLOOR	500	5,382
SECOND FLOOR	500	5,382
THIRD FLOOR	500	5,382
TOTAL	2,000	21,528
OVERALL TOTAL	3,660	39,396



BLOCK 43



ACCOMMODATION From 415 sq.m.

LEASE TERMS 25 year lease with 5 yearly rent reviews

RENT On Application

SPECIFICATION

Raised access floors (floor voids 100mm)

Suspended ceilings (ceiling voids 350mm clear)

Usable floor-to-ceiling height 2.70m (9')

Entrance foyer floor-to-ceiling height 0m (00') / 0.00m (00')

LIGHTING Office areas are category 2 and provide 350 lux.

AIR CONDITIONING Variable Refrigerated Volume system of multi-zone heat recovery providing simultaneous heating and cooling.

TELECOMMUNICATIONS Multi-duct connections to every building. Access to T-50 broadband.

LIFTS The lifts are 8 person traction passenger lifts.

MARKETING AGENTS:

DEVELOPER:



parkwest.ie
parkwestcarpool.com

harcourtdevelopments.com