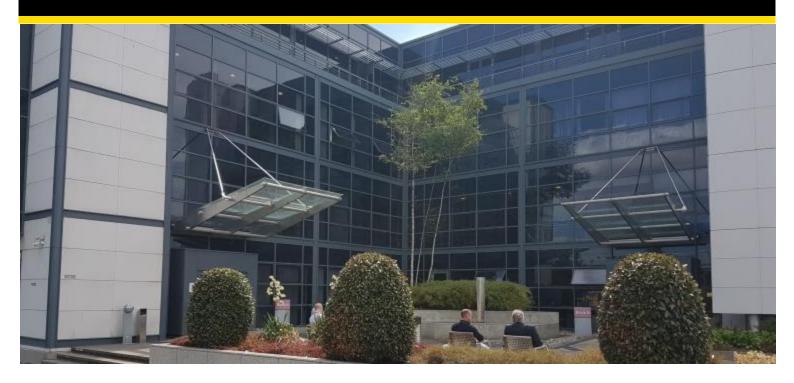
Fully-fitted Modern Offices

To Let



Penthouse Floor, Blocks A&B Cookstown Court, Tallaght, Dublin 24

Subject to Contract/Contract Denied



The Penthouse floor in Blocks A&B Cookstown Court is now available to let by assignment or flexible sub-lease until mid-2021.

The floor comprises 9,170 sq ft of high-quality fully-fitted office space with 35 basement car spaces. The floor is held on a 10-year lease from August 2016 at a current passing rent of \notin 129,290 p.a. (\notin 12.00 psf/ \notin 550 pcs).

Accommodation	Parking	
Penthouse floor Blocks A&B 9,170 sq ft	35 spaces	
Lease Terms		

To let by assignment of flexible sub-lease until mid-2021

Quoting Rent	€129,290 p.a.
Estimated Service Charge	€55,500 p.a.
Local Authority Rates	€26,600 p.a.

Specification includes:

- Bright and efficient L-shape floor plate providing modern third generation space
- Raised access floors with floor boxes and carpet tiles
- Suspended ceilings with recessed light fittings
- Air conditioning
- Previous tenant fit-out in place with mainly open plan and cellular partitioning
- BER to be confirmed

For further details, please contact:

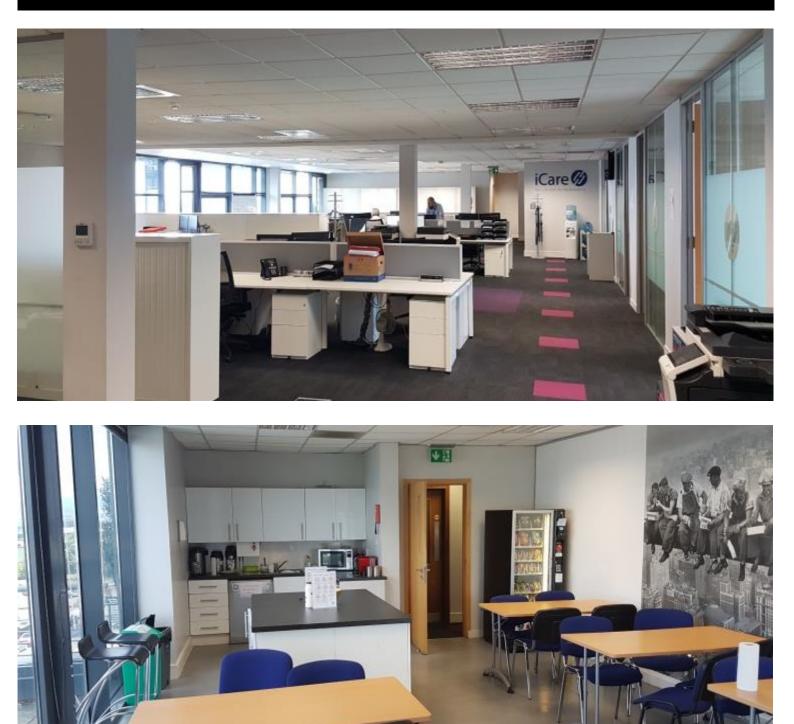
Paul Scannell	M E	+ 353 87 226 0473 pscannell@hwbc.ie
Emma Murphy	M E	+ 353 87 785 5423 emurphy@hwbc.ie

Messrs. HWBC Limited t/a HWBC and for the vendors or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All description, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) No person in the employment of HWBC Limited t/a HWBC has any authority to make or give any representative or warranty whatever in relation to this property.



HWBC 80 Harcourt Street, Dublin 2 D02 F449, Ireland T 353 1 775 0500 E info@hwbc.ie W hwbc.ie

HWBC 👑



Messrs. HWBC Limited t/a HWBC and for the vendors or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All description, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) No person in the employment of HWBC Limited t/a HWBC has any authority to make or give any representative or warranty whatever in relation to this property.



HWBC 80 Harcourt Street, Dublin 2 D02 F449, Ireland

T 353 1 775 0500 E info@hwbc.ie W hwbc.ie