

# AGAR

COMMERCIAL PROPERTY CONSULTANTS  
ACQUISITION & DEVELOPMENT ADVISERS

TO LET BY WAY OF ASSIGNMENT, OR SUB-LETTING  
EXCEPTIONALLY WELL FITTED AND WELL LOCATED OFFICES

UNIT 301, OMNI PARK SHOPPING CENTRE,  
SANTRY, DUBLIN 9.



■ INDUSTRIAL ■ OFFICE ■ RETAIL ■ INVESTMENT  
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

**TO LET**

[www.agar.ie](http://www.agar.ie)

AGAR  
Suite 12 The Mall,  
Beacon Court, Sandyford,  
Dublin 18

Tel: +353 1 213 7777  
Email: [info@agar.ie](mailto:info@agar.ie)

■ Fully fitted and ready to occupy First Floor Office Suite

■ Single Floor Place c 1,188 Sq. m. / 12,788 Sq. Ft.

Comprising reception, large training room, meeting rooms, open plan and cellular offices, well fitted kitchen / canteen and toilet facilities.



■ **ACCOMODATION:**

Raised access floors, floor boxes, suspended ceilings, air conditioning.

Ample on site car parking / 20 dedicated spaces.

Located within the successful Omni Park Shopping Centre, with easy access to M1, M50, Port Tunnel and 5 minutes from Dublin Airport. Excellent staff amenities within the Shopping Centre, Coffee Shops / Restaurants, Cinema etc.

■ **BER: Exempt**

■ **RATES: €40,439 for 2023**

■ **SERVICE CHARGE: €41,280 for 2022 / 2023**

■ **TITLE:**

Held under long term lease from 2006 –  
5 yearly rent reviews –

■ **Rent & Sub-lease terms available on application.**

■ **VIEWING: To view or for further information contact Ben Pearson [bpearson@agar.ie](mailto:bpearson@agar.ie) 01 2137777.**

**VIEWING STRICTLY BY APPOINTMENT**

