PRIME OFFICE OPPORTUNITY - TO LET

# West Pier Campus
Dún Laoghaire

MODERN OPEN PLAN OFFICES EXTENDING TO
APPROX. 786 SQ.M. (8,460 SQ.FT.)

**2nd Floor, Block 1, West Pier Business Campus,**
**Dún Laoghaire, Co. Dublin**

BDM
Property

## Key Features

- Exceptional Waterfront location overlooking Dún Laoghaire Harbour & Dublin Bay
- Flexible Open Plan Office Accommodation extending to c. 786 sq.m. (8,460 sq.ft.) GIA
- Short walk to Dún Laoghaire and Salthill DART stations
- Recently Upgraded Business Campus with Extensive Tenant Amenities
- On-site Gym and High Specification End of Trip Facilities
- EV Charging Points and Secure Bicycle Storage
- New on site café
- Ample Car Parking
- BER D1

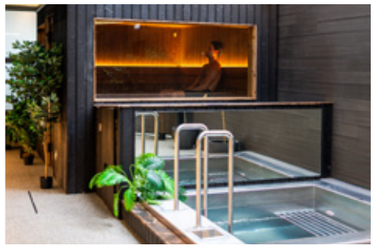
## Description

**West Pier Business Campus is one of South Dublin's most established and prestigious office locations, offering a unique waterfront setting with outstanding accessibility and employee amenities.**

The available accommodation comprises the entire Second Floor of Block 1, a landmark office building distinguished by its striking glazed façade and curved architectural design, maximising natural light and taking full advantage of the spectacular views of Dún Laoghaire harbour and Dublin Bay.

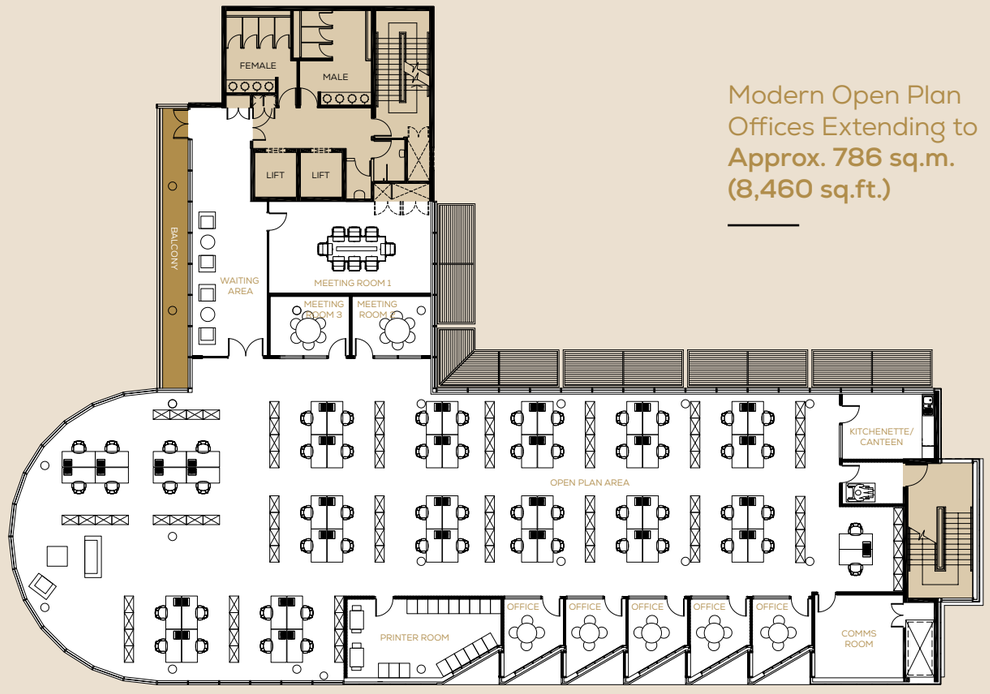
The floor is currently configured to provide predominantly open plan office space together with a number of private offices and meeting rooms. The accommodation benefits from raised access floors, suspended ceilings, air conditioning with BMS and flourescent lighting. The space can be adapted to suit the requirements of an incoming occupier.

The floor is served by two passenger lifts together with upgraded Ladies and Gents facilities.





## Floor Plan




Modern Open Plan Offices Extending to **Approx. 786 sq.m. (8,460 sq.ft.)**

## Campus Amenities

The landlord has recently undertaken a significant programme of investment across the campus, creating a modern working environment coupled with extensive Tenant amenities.

**Enhancements include:**

- Newly refurbished Reception areas
- Upgraded Toilet facilities on each floor
- Dedicated Tenant Gym
- Premium End of Trip facilities
- Secure Bicycle parking
- On-site EV charging points
- New on site café
- Enhanced external landscaping and public realm areas

Three State Personal Training Gym is also located within the campus, providing an additional amenity for occupiers and staff.

## Location

West Pier Business Campus occupies a prominent position on Dunleary Road between Dún Laoghaire and Monkstown, approximately 9 km south east of Dublin City Centre.

The campus enjoys excellent transport connectivity, with Salthill DART Station approximately 500 metres away and Dún Laoghaire DART Station approximately 800 metres from the development. Numerous Dublin Bus routes also serve the immediate area.

For cyclists, the campus is situated directly adjacent to "Dublin's Best" cycle route, providing a dedicated and scenic connection to the city centre and surrounding suburbs.

Dún Laoghaire town centre and Monkstown Village are both within walking distance, offering an excellent selection of cafés, restaurants, shops and leisure amenities, helping to create an attractive and vibrant working environment for employees.

## Established Business Community

The quality of the Campus is reflected by its existing occupier profile, which includes An Bord Iascaigh Mhara, Let's Get Checked, BBAM Aviation Services Limited, Tetratech, Broadridge and Three State Personal Training Gym.

West Pier Business Campus offers a rare combination of premium office accommodation, exceptional waterfront views, excellent transport connectivity and first class occupier amenities.

## Additional Information

### BER

BER D1

### TENURE

The floor is available to let on a new lease.

### RENT

On Application

### CAR PARKING

There is a generous car parking provision for the floor.

### FURTHER INFORMATION / VIEWING

For plans, details and to arrange viewings, please contact the Sole Letting Agents.

## Contacts

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