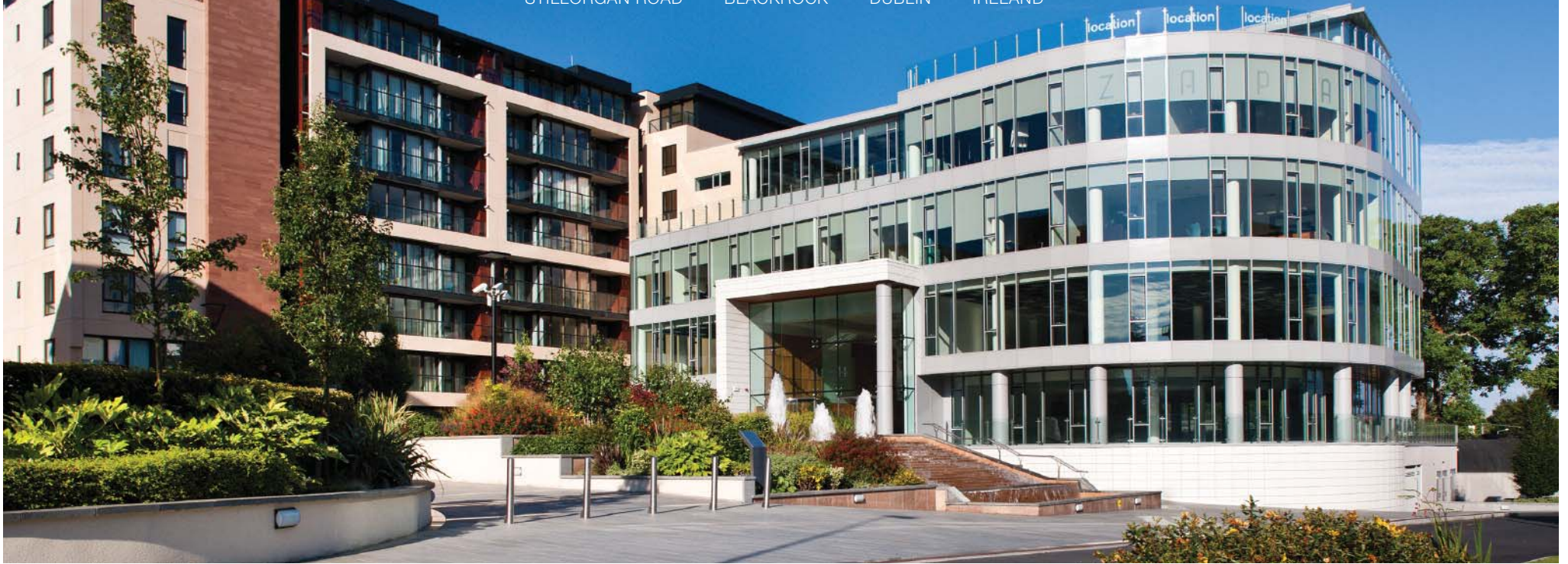


# THE GRANGE OFFICES

STILLORGAN ROAD   BLACKROCK   DUBLIN   IRELAND



ONE OF DUBLIN'S MOST  
**IMPRESSIVE**  
BUSINESS SETTINGS



118 Lr. Baggot Street, Dublin 2.  
Tel: 01 631 8403   [www.hookemacdonald.ie](http://www.hookemacdonald.ie)

# OUTSTANDING STYLISH & DISTINGUISHED

THE  
GRANGE  
OFFICES

The Grange provides a superb location for any progressive business that wants to project a strong corporate image.

A quality building in a highly visible location, enjoying un-rivalled accessibility by both private and public transport, a superior specification and flexible floor space, are all uniquely combined to create a most desirable business setting for any discerning occupier.

VIEW OF ENTRANCE TO OFFICES ▼



VIEW OVER N11 FROM THE GRANGE OFFICES FOURTH FLOOR TERRACE ▼



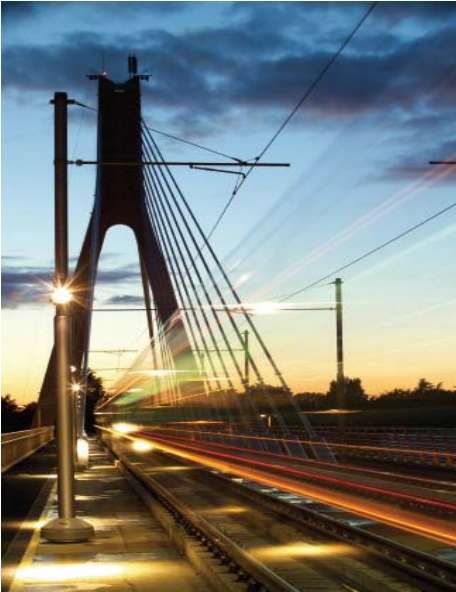
THE GRANGE OFFICES OVERLOOK THE N11/STILLORGAN ROAD ▼



# A GREAT STRATEGIC LOCATION

Occupiers at The Grange Offices enjoy easy access and a wide range of staff amenities. It is only a short walk to the local neighbourhood shopping centre and the renowned bar/restaurant at The Leopardstown Inn. Stillorgan Village, with its range of lunch time and restaurant facilities, is also located nearby.

The Grange is situated in a very desirable location, surrounded by many of Dublin's most sought after districts. It is located close to University College Dublin, with many leading schools and colleges located nearby.



# ACCESS ALL AREAS

The Grange Offices benefit from an established location which has excellent accessibility and transport facilities.

**PUBLIC TRANSPORT**  
The Grange Offices front onto the N11, where Dublin City's best Quality Bus Corridor brings the city centre to the door step.

Numerous bus routes serve the immediate area including no's: 7b, 7d, 46a, 75, 84, 84x, 145, and 114 linking to the city centre, Sandyford LUAS Stop, Dún Laoghaire, Bray and many other locations.

**PRIVATE TRANSPORT**  
By car there are 56 on-site car parking spaces. Accessibility to and from the nearby M50 is very convenient and the N11/ Stillorgan Dual Carrigeway offers quick access to the city centre.

**INTERNATIONAL LINKS**  
Dublin Airport which operates an extensive network of international routes is a short drive away on the M50 Motorway and the location is also served by the frequent Aircoach express service.

ROUTE	DESTINATION	START
7B	Mountjoy Square	Shankill
7D	Mountjoy Square	Dalkey
46A	Phoenix Park (NORTH CIRCULAR RD)	Dún Laoghaire
75	Tallaght (THE SQUARE)	Dún Laoghaire
84	UCD Belfield	Newcastle Wicklow
84x	Eden Quay	Newcastle Wicklow
145	Heuston Station	Kilmacanogue
114	Ticknock via Sandyford LUAS	Blackrock DART

DUBLIN BUS ROUTES SERVING THE GRANGE OFFICES ▲



AERIAL VIEW SHOWING THE GRANGE IN CONTEXT ▼



# OFFICE COLLECTION

## OVERVIEW

The building provides flexible floor space suitable for both open plan and cellular office layouts, with accommodation ranging from 264 sq.m to 935 sq.m gross internal area. Each floor is in turn easily divisible and provides great flexibility for those who may wish to sublet some space before growing into it.

### Schedule of Accommodation *(gross internal areas, excludes double height entrance lobby)*

Ground Floor	Office GA 482 sq.m.	Office GB 248 sq.m.	Total Ground Floor 730 sq.m.
First Floor	Office 1A 550.6 sq.m.	Office 1B 384.4 sq.m.	Total First Floor 935 sq.m.
Second Floor	Office 2A Let	Office 2B Let	Total Second Floor Let
Third Floor	Office 3A 516 sq.m. with roof terrace	Office 3B 264 sq.m. with roof terrace	Total Third Floor 780 sq.m.
Fourth Floor	Office 4A 286 sq.m. Penthouse	Office 4B 275 sq.m. Penthouse	Total Fourth Floor 561 sq.m.
Car Parking	Basement car parking is available at a ratio of approx. 1 per 74.4 sq.m		

ALL SIZES ARE APPROXIMATE



# A SUPERB SPECIFICATION

THE  
**GRANGE**  
OFFICES

The Grange Offices are designed with a striking curved facade resulting in a classic modern appearance. The building is approached from a large plaza with soft landscaping and a stunning water feature - this incorporates three vertical water jets in a pool at plaza level with a cascade of water flowing to a lower pool adjacent to the slip road to the Stillorgan Road, providing a spectacular entrance feature both day and night when illuminated.

Large double height reception / entrance lobby.

Flexible, regular shaped floor plates.

Excellent natural light with extensive full height glazing.

Upper floors have exceptional views of Dublin Bay.

State-of-the-art chilled beam air conditioning system.

Gas fired trench heating to perimeter glazing.

Suspended ceilings with recessed light fittings.

Raised access floors with floor boxes at 1:10 sq.m.

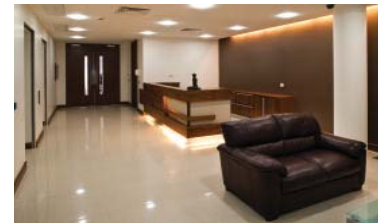
Superior core areas, which are finished to a 5-star standard.

Each floor is fully serviced with mechanical and electrical services, with the ability to subdivide.

Access control / security system at entrance to building.

24 hour on-site security / concierge service.

Staff changing facilities with showers & lockers.





THE  
**GRANGE**  
OFFICES

# KEEPING GOOD COMPANY IN SOUTH DUBLIN

The Grange Offices are already home to Mentec Plus who benefit from a stand-alone position that projects a strong corporate image. The Grange also keeps good company in corporate Ireland; just around the corner are the headquarters of DCC, while Vodafone, Merrill Lynch, First Active, Tullow Oil, Merck Sharp & Dohme and Airtricity are all located nearby, demonstrating the excellence of this great location.

“ *For us it was important that the location be impressive as we hold frequent customer briefings and presentations and the facilities at The Grange accommodate this admirably.*

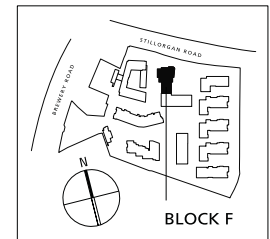
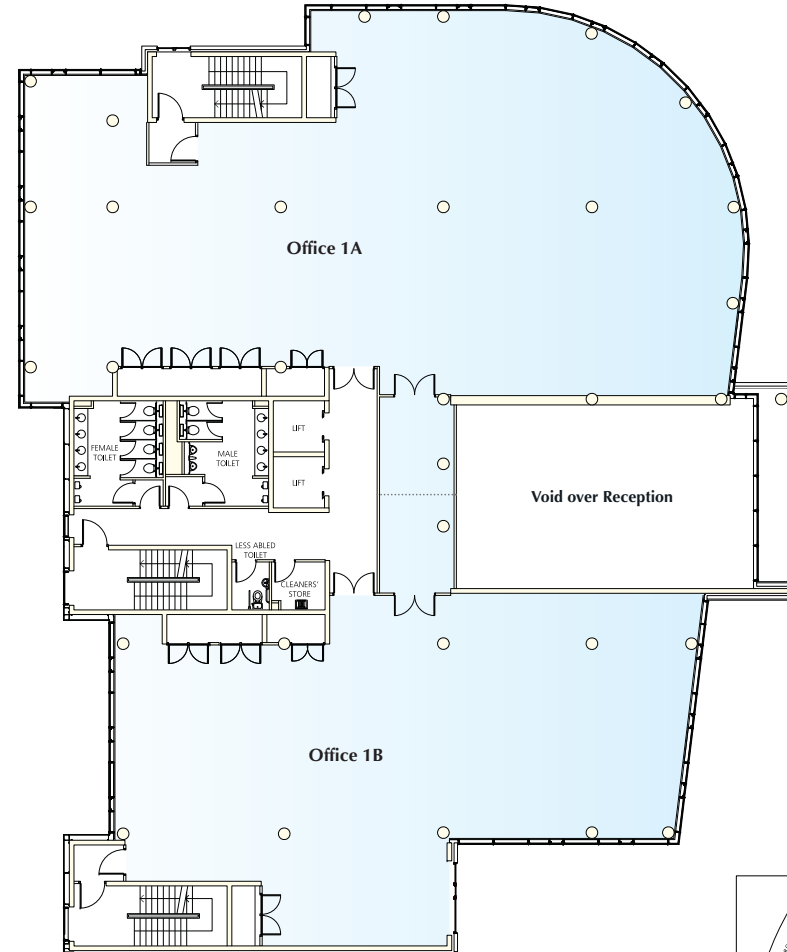
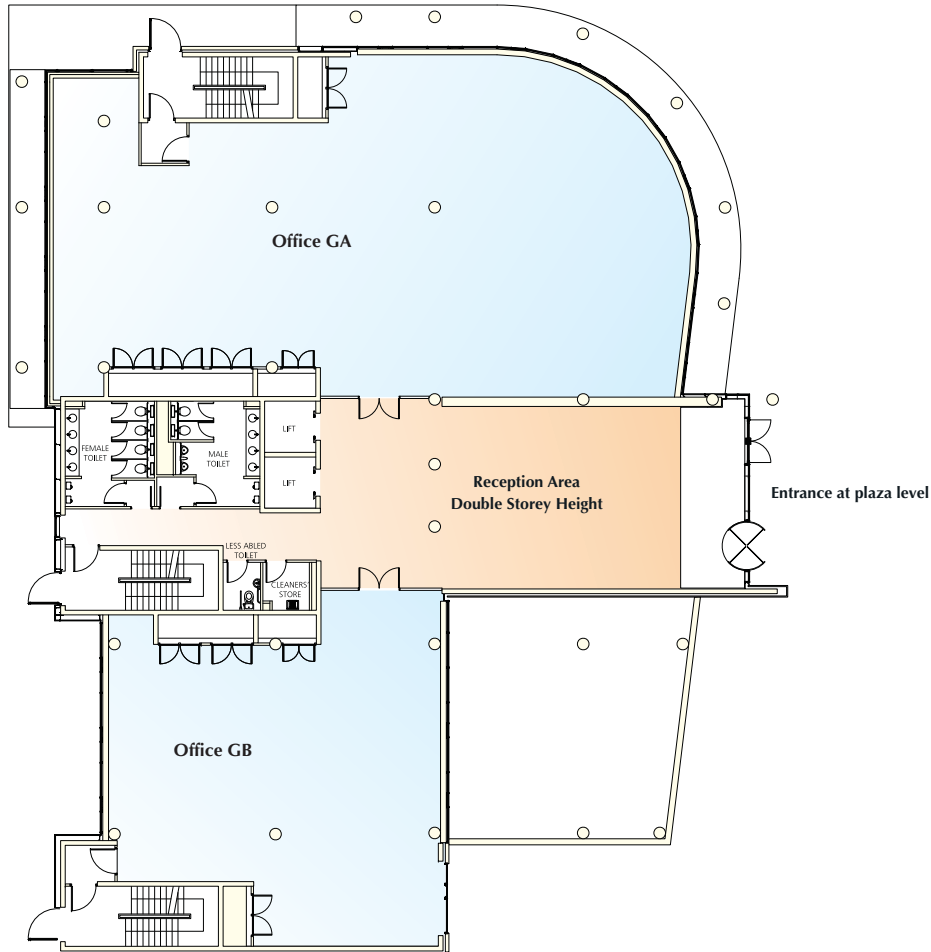
*Equally the location was important for staff access and we are well served by all public transport including the Luas which is a short walk, along with 10 bus routes and the airport coach which stops right outside. In addition, access to shopping facilities and restaurants are minutes away.*

*Overall the move to The Grange has rejuvenated the staff and the business outlook and we look forward to many years here.* ”

Tony Hewitt. Operations Director, Mentec Plus.

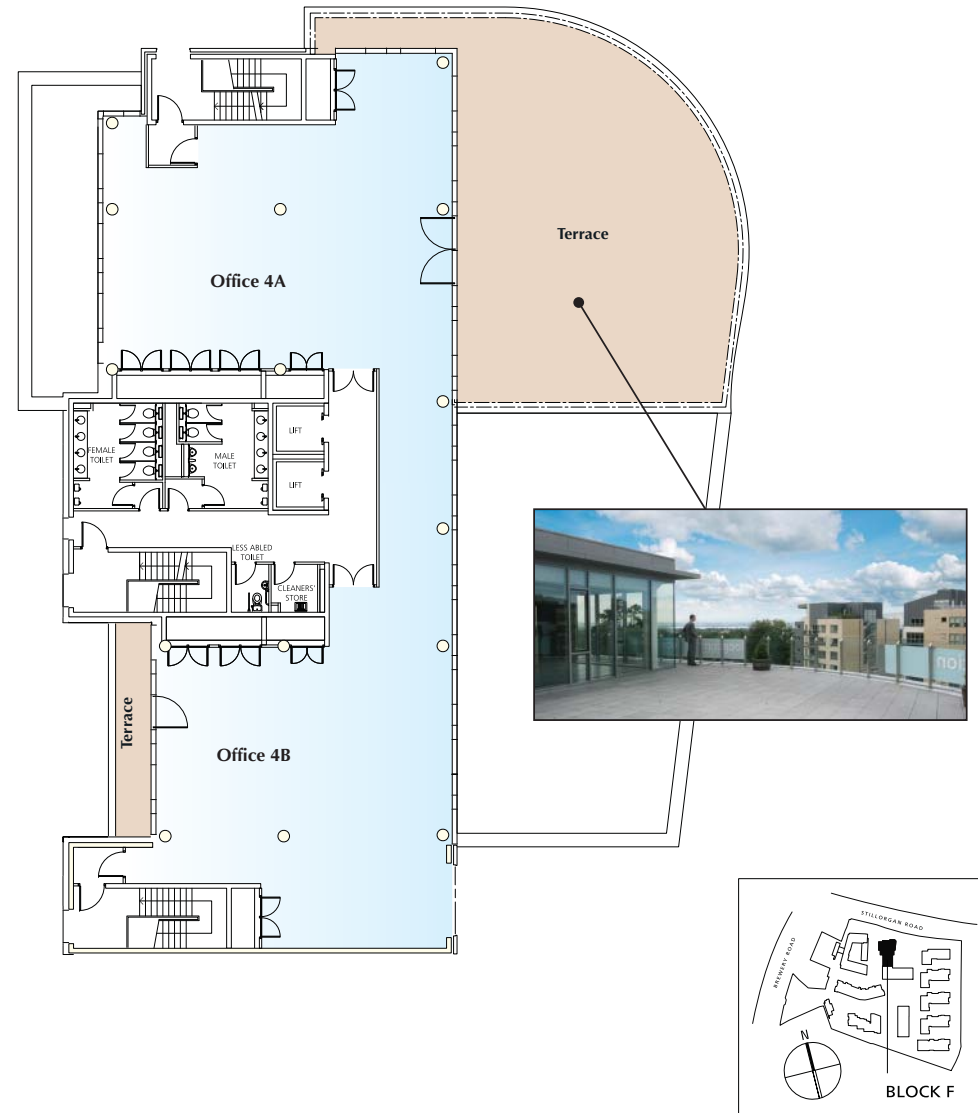
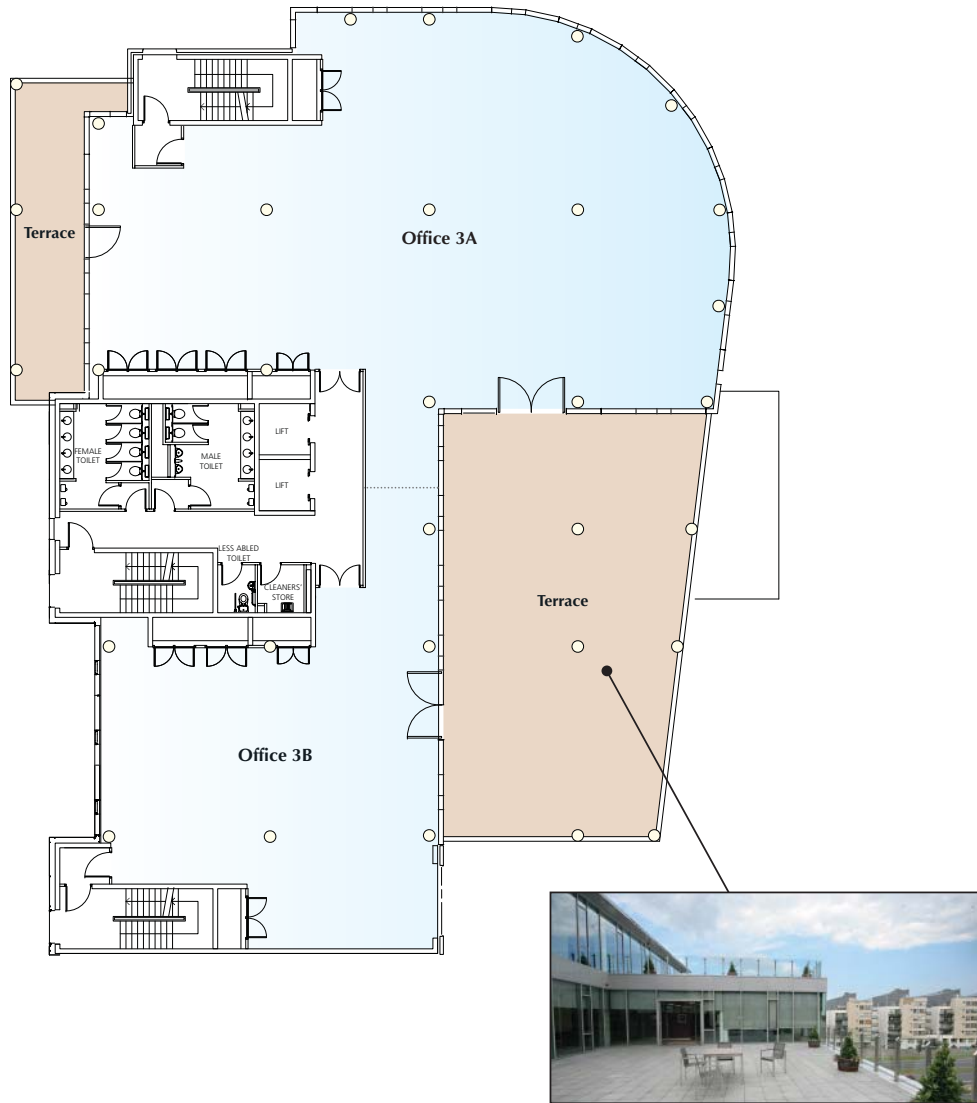
GROUND FLOOR • 730 SQ.M (7,858 SQ.FT)

FIRST FLOOR • 935 SQ.M (10,064 SQ.FT)



THIRD FLOOR • 780 SQ.M (8,396 SQ.FT)

FOURTH FLOOR • 561 SQ.M (6,049 SQ.FT)





DESIGN BY: Archimedium.com 045 678066

**SOLE AGENTS**



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