



ASHTOWN GATE

To Let – First Floor Office Suite

Block C

Ashtown Gate

Navan Road

Dublin 15 D15 Y3EK

TO LET

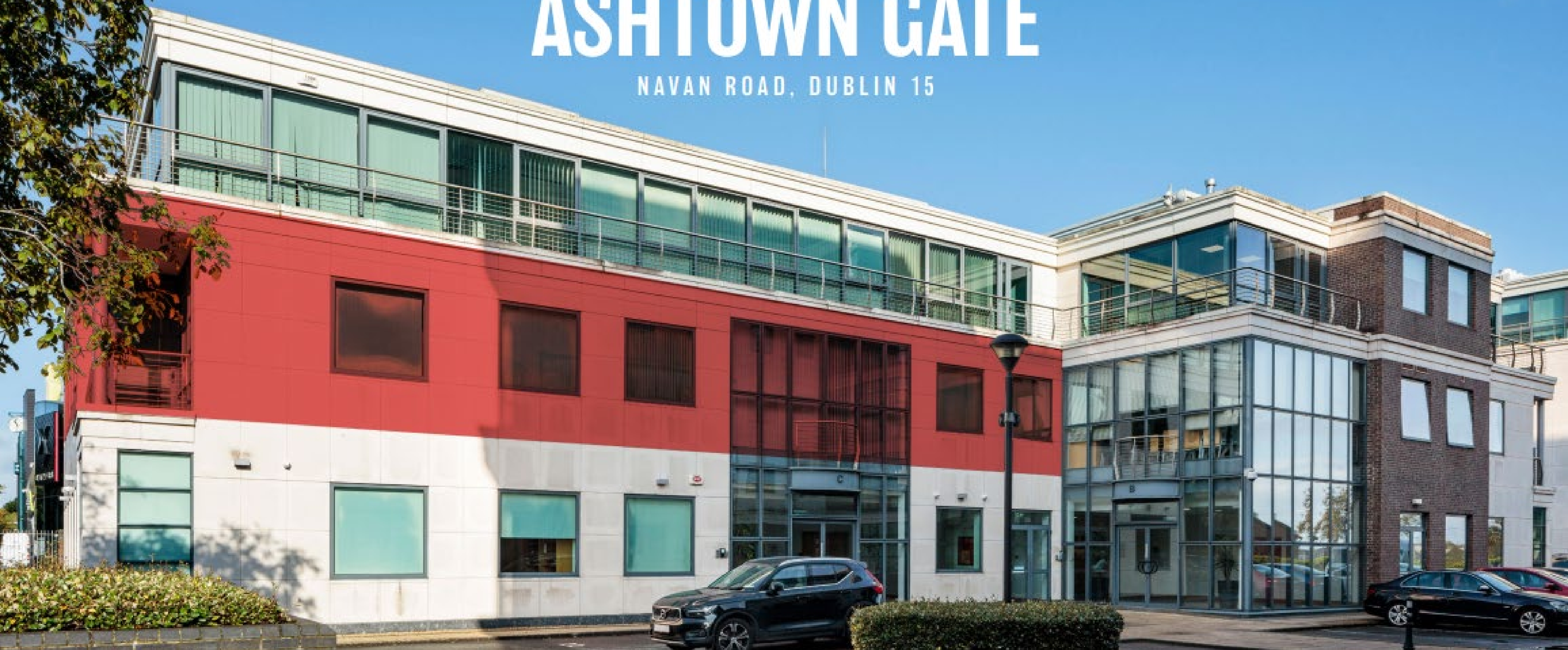
BER C1

REFURBISHED OFFICE SUITE WITH 10 CAR PARKING SPACES

FIRST FLOOR, BLOCK C

ASHTOWN GATE

NAVAN ROAD, DUBLIN 15



TO LET

FIRST FLOOR, BLOCK C
ASHTOWN GATE
NAVAN ROAD, DUBLIN 15

REFURBISHED OFFICE SUITE WITH
10 CAR PARKING SPACES

BLANCHARDSTOWN SHOPPING CENTRE

CONNOLLY HOSPITAL BLANCHARDSTOWN

JUNCTION 6 - M50

ST. BRIGID'S GAA CLUB

CASTLEKNOCK

COOLMINE RUGBY CLUB

N3 NAVAN ROAD

FIRST FLOOR, BLOCK C
ASHTOWN GATE

MAYNOOTH TO
SPENCER DOCK
TRAIN LINE

ASHTOWN
TRAIN STATION

PHOENIX PARK ASHTOWN GATE

THE HALFWAY HOUSE

TO ASHTOWN TRAIN STATION →

FIRST FLOOR, BLOCK C, ASHTOWN GATE, DUBLIN 15

Refurbished Office To Let

TWM



NEW FURNITURE PROVIDED BY LANDLORD

New Kitchen

TWM



NEW FURNITURE PROVIDED BY LANDLORD

New Kitchen/Access to Balcony

TWM



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New Kitchen/Access to Balcony

TWM



FIRST FLOOR, BLOCK C, ASHTOWN GATE, DUBLIN 15

Two Meeting Rooms

TWM



FIRST FLOOR, BLOCK C, ASHTOWN GATE, DUBLIN 15

Open Plan (42 desks)

TWM



FIRST FLOOR, BLOCK C, ASHTOWN GATE, DUBLIN 15

Boardroom

TWM



FIRST FLOOR, BLOCK C, ASHTOWN GATE, DUBLIN 15

First floor office reception area

TWM

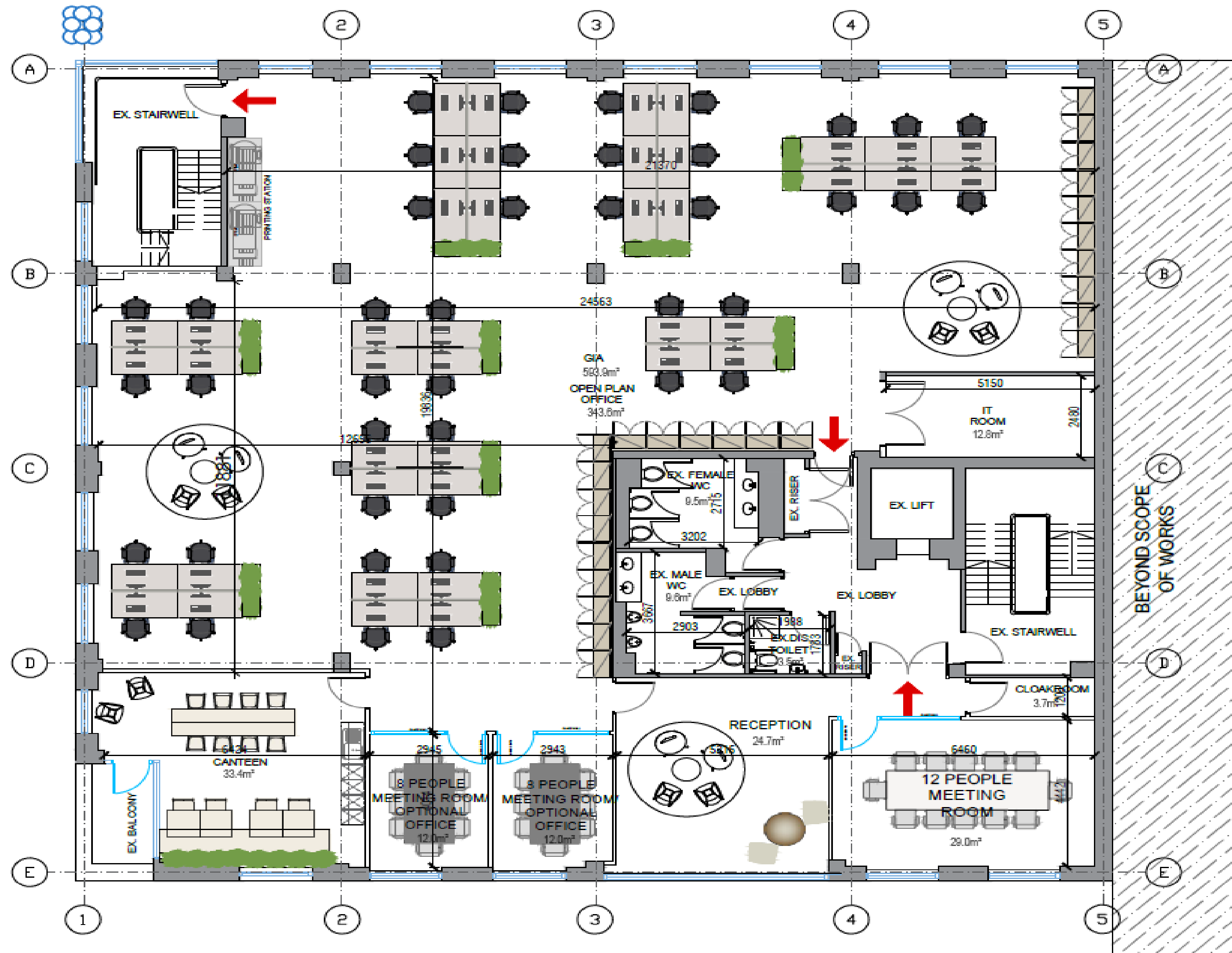


GROUND FLOOR RECEPTION REFURBISHMENT

TWM



FIRST FLOOR LAYOUT PLAN (CURRENTLY OPEN PLAN AREA IS UNFURNISHED)



First Floor Plan

- Layout shows 42 workstations (desks, chairs not included)
- **Included:**
- IT Room with rack
- Canteen with seating for 12
- Two x 8 person meeting rooms
- Reception with waiting area
- Boardroom with seating for 12

FIRST FLOOR, BLOCK C, ASHTOWN GATE, DUBLIN 15

New Specification



Open Plan

- Raised access floors retained
- Internal walls newly painted
- New 60x60 mineral ceiling tile to office space
- New lighting 60 x 60 LED luminaires
- Reception area with metal frame plasterboard ceiling
- Office entrance Lift Lobby with wood effect luxury vinyl tiles
- Office Space newly carpeted
- Finished floor-to-ceiling: 2750mm

Air Conditioning

- Existing Daikin AC heating and cooling system with up-to-date maintenance and certificates provided.

Fire Alarm

- Fully addressable fire alarm system to Category L2/L3 in accordance with IS 3218 2013 and the Fire Safety Certificate.

Emergency Lighting

- Provided in accordance with IS 3217 2013 and the Fire Safety Certificate requirements.

FIRST FLOOR, BLOCK C, ASHTOWN GATE, DUBLIN 15

New Specification



Communication and Information Services

- New CAT 6 cabling will be installed throughout, and a new rack will be provided in the IT Room.
- Ceiling and floor containment will be provided to suit the proposed layout.

Intruder Alarm and Security System

- The existing system will be serviced and retained.

Access Control

- The existing system will be serviced and retained.

CAT B Partitions

- All new partitioning, canteen, two x 8 person meeting rooms, reception and 12 person boardroom will be built by the landlord.

Provision of furniture can be discussed.

Building Specification Summary

CATEGORY “A” FIT OUT

MECHANICAL AND ELECTRICAL INSTALLATIONS

All service zones located in the ceiling zone and raised access floor void.

AIR CONDITIONING SYSTEM

Cooling is provided by a concealed ceiling unit, medium ESP (71A9 + 71NV1), distributed throughout the office space to ensure consistent temperature control and thermal comfort.

AIR DISTRUBUTION AND VENTILATION

Achieved through a mix of 4-way ceiling diffusers for supply air and eggcrate return grilles, integrated within the suspended ceiling grid. These allow efficient delivery of return air and extract ventilation.

New fire dampers were installed to comply with IS 3218 2013 and Fire Safety Certificate.

HEATING SYSTEM

The existing wall-mounted radiators remain in operation and continue to serve as the primary source of space heating.

LIGHTING

600x600mm LED Backlit Panel installed in the open plan area and meeting rooms.
CCT recessed downlights in the reception and canteen areas.

All lighting control with PIR detection system linked to a tenant control system.

Emergency Lighting: EMG Recessed Spot LED provided in accordance with IS 3217 2013 and the Fire Safety Certificate requirements.

Power and data connections are distributed throughout the office areas and meeting rooms, including HDMI and TV connections for future tenant use.

Floor boxes are provided at a density of one per 15m², equating to one floor box per two users, ensuring sufficient access to power and data connections at desks and workstations

WATER SERVICES

New ATC 15 litre under sink water heater and a 400 watt pump system have been installed in the canteen area.

FIRE ALARM

Fully addressable fire alarm system to Category L1 in accordance with IS 3218 2013 and Fire Safety Certificate.

INTRUDER ALARM AND ACCESS SECURITY SYSTEM

Intruder alarm system already in situ with keypad in landlord areas. CCTV IP cameras externally and internally in landlord areas.

Access control in landlord areas and wiring for future access control in tenant spaces.

INTERNAL FINISHES

WALLS

Partition walls are constructed with a minimum of 30min fire rating, IT room have a 60 min fire rating and an acoustic rating of 49 dB.

Painted plasterboard finishes, using Dulux Trade paint.

Meeting rooms feature full height double glazed screen mullion free, 10mm toughened safety glass and 12.8mm acoustic laminated safety glass with Rw 48dB.

FLOORS

Porcelain tiles in ground floor reception and toilets. Interface carpet tile 500x500mm in the lobby, open office plan area and meeting rooms.

High Performance Luxury Vinyl Tile – wood finish in the first-floor reception and canteen areas.

CEILINGS

Suspended system, 600 x 600 mm mineral wool ceiling tiles, with painted glass scrim. Tiles provide sound absorption (NRC=0.75) and high fire performance.

Finishes Floor to Ceiling: 2750mm

JOINERY

Laminated doors and architrave with painted finish and painted MDF skirting.

Veneer finish for kitchenette joinery.

SANITARY ACCOMODATION

Female, male, and wheelchair-accessible toilet with porcelain flooring and walls, plasterboard ceilings, vanity tops, and a selected laminate proprietary cubicle system.



Office Rent based on GIA 6,383 (including one third of ground floor reception)

- €24 per square foot GIA
- €1,500 per car space
- NIA 5,020 square feet

Fingal County Council Commercial Rates (excluding parking)

- Annual bill 2025 €16,914.72

Service Charges

- Block C and Estate Service Charges for 2025 are budgeted at €61,273 net per annum



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