

# NH1

FIRST FLOOR NEWENHAM HOUSE NORTHERN CROSS

MALAHIDE ROAD DUBLIN 17



MODERN OFFICE FLOOR IN PIVOTAL LOCATION







## ACCOMMODATION:

Frist Floor 1,360.66 sq.m. GIA 14,646 sq.ft. GIA

## DESCRIPTION:

Newenham House comprises of a modern five storey office building over basement car park. The available accommodation is located on the first floor, which extends to approximately 14,646 sq.ft. GIA. It also benefits from 36 car parking spaces (5 surface car spaces and 31 basement car spaces).

The floor provides for a mix of open plan offices, cellular offices, meeting rooms, boardroom and kitchen facility. There are also male and female wc facilities located on the first floor.



## SPECIFICATION:

- Suspended ceilings
- Recessed lighting
- Four pipe fan coil air conditioning
- Raised access floors with floor boxes
- Carpet flooring
- Kitchen facility
- WC facilities
- Two x 10 person passenger lifts
- 36 car parking spaces



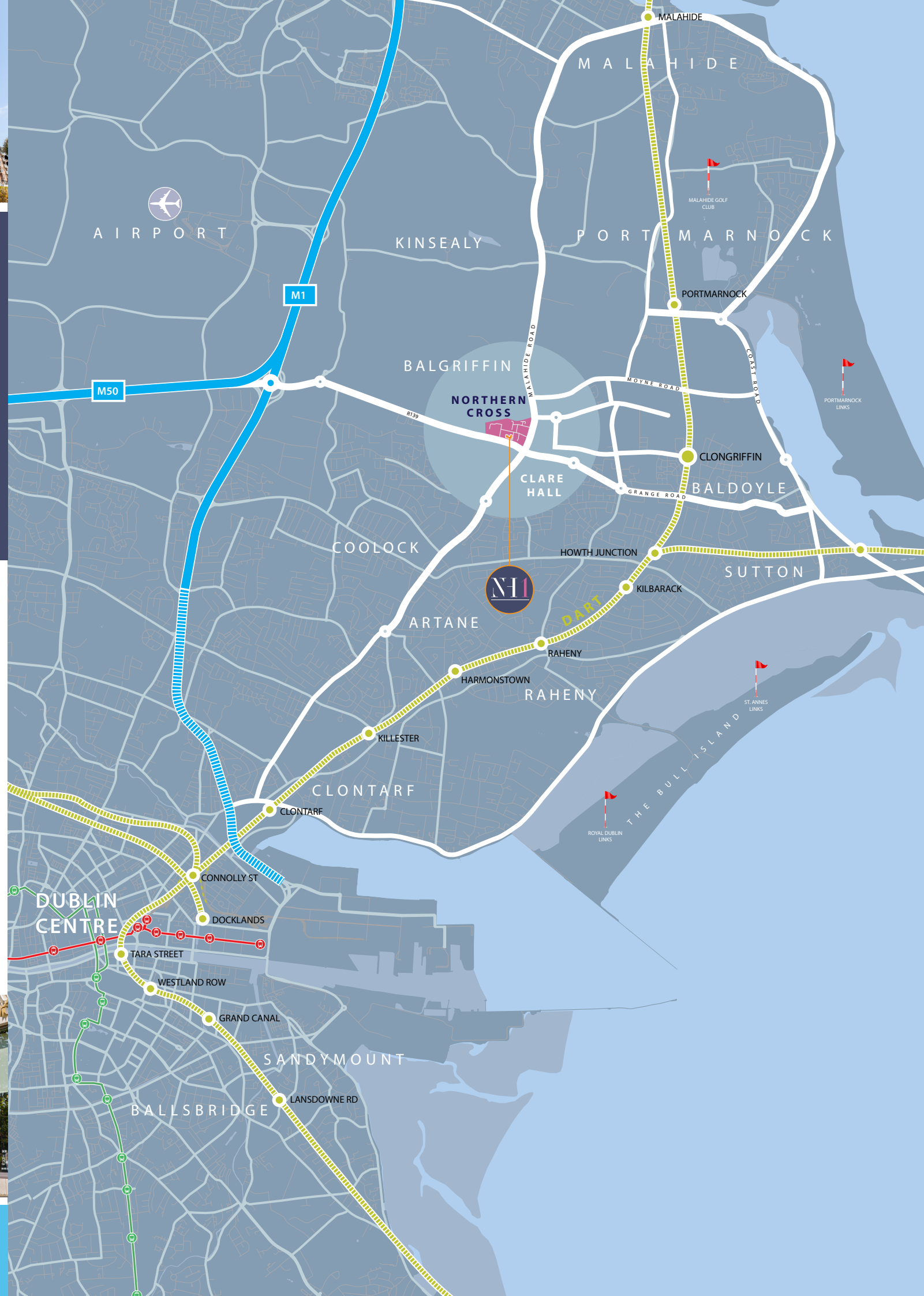




## LOCATION:

**N**ewenham House is located in Northern Cross, at the junction of Malahide Road and the N32. Easy access is provided to M50, M1 interchange, Dublin Port Tunnel and Dublin Airport. The area benefits from excellent transport links to the city centre including the DART at Howth Junction and quality bus corridor.

The area also benefits from a host of amenities include Hilton Dublin Airport, Meadow & Byrne, Fresh, Camile Thai and Clarehall Shopping Centre, which is anchored by Tesco.







# NH1

## BER:

BER D1

## LEASE:

New lease available directly from the Landlord

## VIEWINGS:

Strictly by appointment with sole agents.

## CONTACT:



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