

TO LET

Stunning New Serviced Offices
12 – 300 Sq. Mtrs. (130 – 3,200 Sq. Ft.)



Bracetown Business Park
Clonae
Dublin 15

TEL: 01 8014000 FAX: 01 8014100
EMAIL: info@bracetownbusinesspark.com
www.bracetownbusinesspark.com



Bracetown Business Park
provides a complete range of
high quality services and facilities
that can be customised to suit
each company's individual
office requirements.





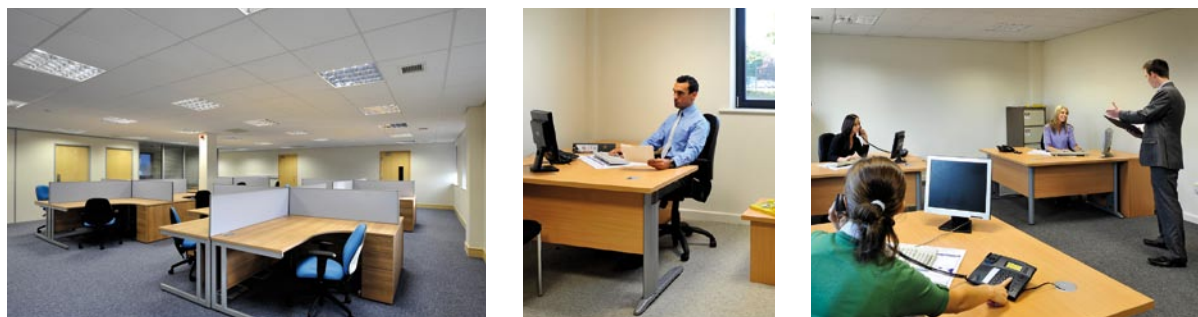
Select from a range of fully furnished contemporary office suites.



Impressive double height entrance foyer.



Choose from any of the four meeting rooms fitted with audio-visual equipment.



Select from a variety of air-conditioned fully furnished office suites.



The Fully Furnished Office Suites range from a one person office to large Multi-Unit Office Suites measuring over 300 Sq. Mtrs. (3,200 Sq. Ft.) suitable for accommodating 12 - 14 people.

OCCUPIERS RECEIVE THE FOLLOWING SERVICES AND FACILITIES INCLUSIVE IN THE RENTAL FEE

- Receptionist to Answer Incoming Telephone Calls & Take Messages.
- The offices are Fully Furnished.
- All offices are Fully Carpeted & Recently Re-decorated.
- All normal Electricity Usage.
- All normal Heating Requirements.
- Regular Cleaning of office suites, toilets & common areas.
- Regular Disposal of Regular & Recyclable Refuse.
- All building Insurance Premiums.
- Daily Postal Delivery & Collection service by An Post.
- Receipt of Incoming Faxes.
- Bank Lodgment Courier Service.
- Supervision of Maintenance & Building Repairs.
- Regular Window Cleaning.
- Use of the four Boardrooms fitted with Audio Visual equipment.
- Use of an Interview Room.
- Use of the Coffee Dock.
- Use of the four Tea Stations.
- Use of the Fire Proof Strong Room.
- Use of the Paper Shredding Machine.
- Unlimited Twenty Four Access.
- Access Controlled Swipe Card Entry System.
- The entire site is protected by an extensive CCTV Security System.
- All offices are individually protected by Fire & Intruder Alarm Systems.
- If there is a power outage an Automatic Standby Generator will operate.
- Extensive Landscaping of Shrubberies and Courtyard areas.
- Use of the two Covered Smoking Areas.
- Ample Car Parking.
- Frequent Bus Service since the site is adjacent to a QBC.

OTHER SERVICES AVAILABLE

- Typing.
- Word-processing.
- Transmission of fax messages.
- Photocopying.
- Letter Franking.
- Report Binding.
- Laminating.

OFFICES WITH INTELLIGENCE

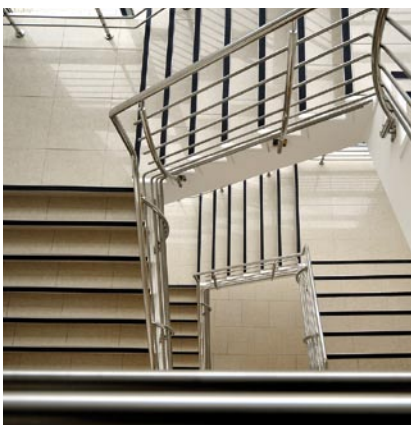
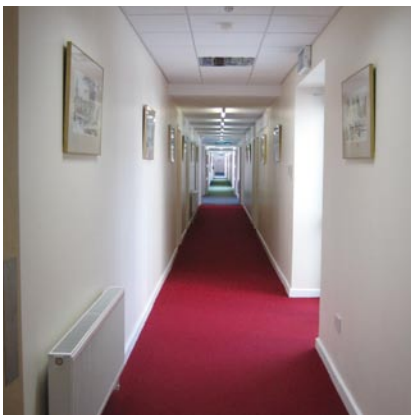
- Fibre Optic & Wireless Telecommunications.
- Dual Connectivity Hi Speed Broadband Access.
- Meridian PABX Telephone Switchboard.
- Automated Attendant & Voice Mail Facilities.
- Full GSM Mobile Phone Coverage.

THE ULTIMATE IN FLEXIBILITY

- Flexible Lease.
- Flexible Office Layout Design.
- Flexible Furniture Fit-out.
- Flexible Telecommunication Services.



Impressive meet and greet area.



Avail of the meeting break-out area.



Relax in the coffee dock.

