



PARAMOUNT PLACE

**BALBRIGGAN  
BUSINESS CAMPUS**



BER C2 G





## WELCOME TO PARAMOUNT PLACE

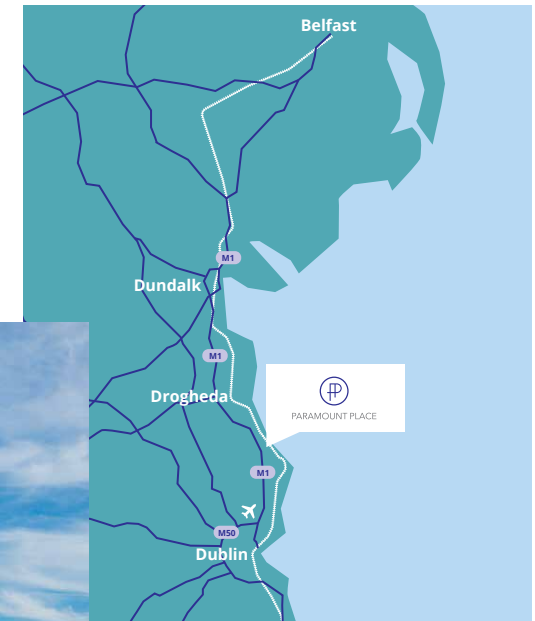
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Paramount Place offers your business competitive rates in a modern office development to rival that of Dublin city and suburbs. The workspace laid out over 3 blocks provides medium to large floor plates and a total accommodation of 50,000 sq ft. The configuration offers occupiers the opportunity to expand on site in the future.



## STRATEGIC LOCATION

Paramount Place is located within Balbriggan Business Campus just 22 minutes drive from Dublin Airport on the M1 motorway. The location offers occupiers the convenience of modern offices with the attractiveness of a coastal town with the convenience of access to the Irish Rail Dublin to Belfast train service. This line is widely used by commuters everyday with an estimated 2,200 passengers using the route. The town is located adjacent to the M1 motorway and Dublin Bus and Bus Eireann provide daily services from Dublin to Drogheda serving Balbriggan.



**22 MINS**  
*Dublin Airport*



**22 MINS**  
*Drogheda*



**34 MINS**  
*Dublin City Centre*



**38 MINS**  
*Dundalk*



**1 HR 30 MINS**  
*Belfast*

## ACCESSIBILITY



### BY BUS EIREANN ROUTES

- Dublin
- Drogheda
- Nightrider service



### BY DUBLIN BUS

- Serves City Centre
- Nitelink Service



### BY IRISH RAIL

- Balbriggan Train Station 2km

## A UNIQUE PLACE TO WORK...

Balance in work and life is made possible with a whole variety of cultural and lifestyle activities on your door step.

- ▶ **ARDGILLAN CASTLE**
- ▶ **WAVIN LAKE**
- ▶ **BREMORE CASTLE**
- ▶ **BALBRIGGAN GOLF CLUB**
- ▶ **BALBRIGGAN HARBOUR**
- ▶ **BRACKEN COURT HOTEL**
- ▶ **MILLFIELD SHOPPING CENTRE**
- ▶ **BALBRIGGAN BEACH**



# ACCOMMODATION SCHEDULE

## ACCOMMODATION SCHEDULE G.I.A.

<b>BLOCK A</b>	<b>sq m</b>	<b>sq ft</b>
Ground Floor	834	8,977
First floor	489	5,263
Second Floor	494	5,317
<b>Total</b>	<b>1,817</b>	<b>19,557</b>

<b>BLOCK B</b>	<b>sq m</b>	<b>sq ft</b>
Ground Floor	530.5	5,710
First floor (LET)	702.2	7,558
Second floor (LET)	702.7	7,564
<b>Total</b>	<b>1,935.4</b>	<b>20,832</b>

<b>BLOCK C</b>	<b>sq m</b>	<b>sq ft</b>
Ground floor	235.69	2,537
First floor	434.5	4,677
Second floor (LET)	788.1	8,483
Third floor (LET)	637.8	6,866
<b>Total</b>	<b>2,096.09</b>	<b>22,563</b>

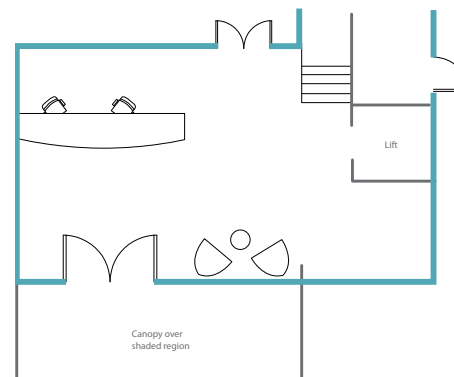


# BLOCK A

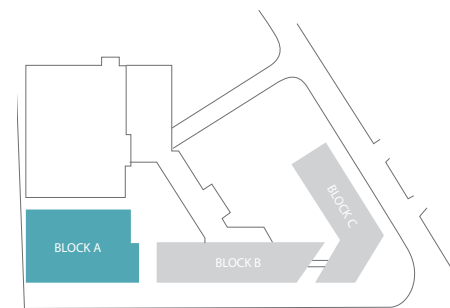
## FLEXIBLE FLOOR PLAN



Ground Floor	834	8,977
<b>First floor</b>	<b>489</b>	<b>5,263</b>
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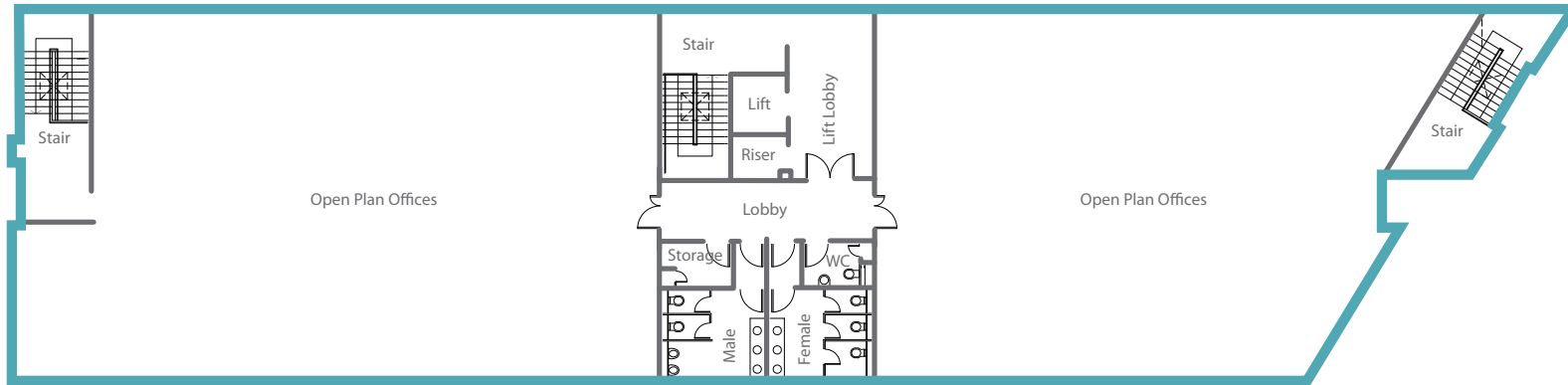


**GROUND FLOOR RECEPTION**

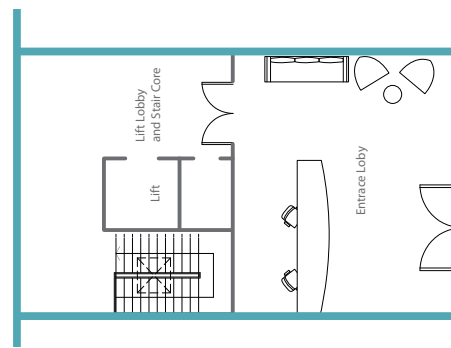


# BLOCK B

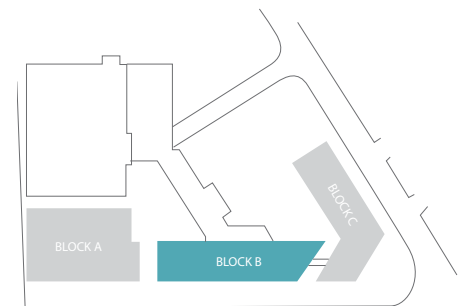
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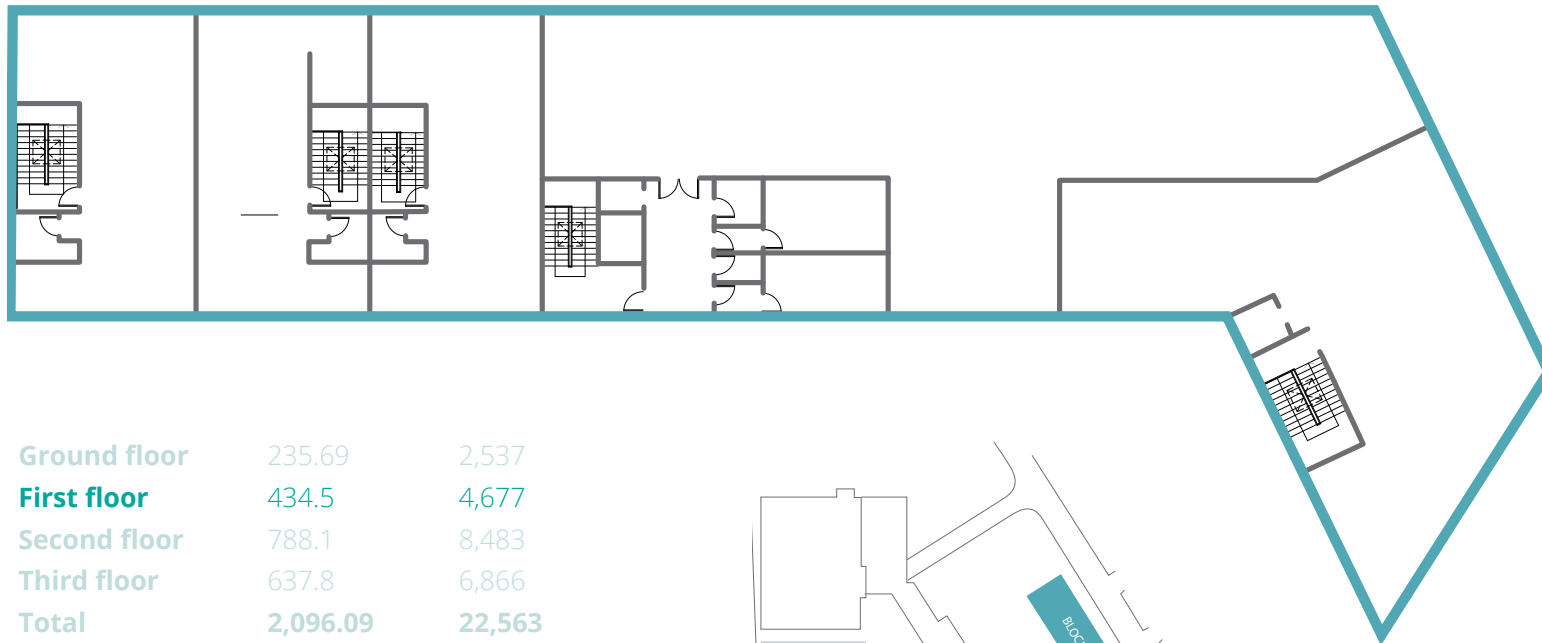
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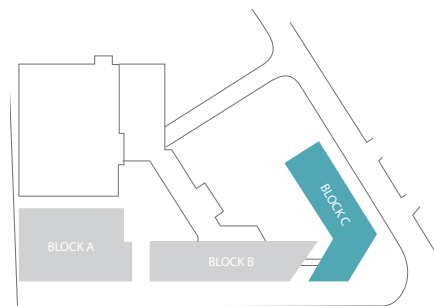


# BLOCK C

## FLEXIBLE FLOOR PLAN



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Third floor	637.8	6,866
<b>Total</b>	<b>2,096.09</b>	<b>22,563</b>



# SPECIFICATIONS

## OFFICES AREAS

- Automatic LED office lighting system with presence detection (PIRs)
- Separate Main Board and Power metering of floors.
- Underfloor track for power with minimum of 1 tap off per 8sq.m.
- Emergency Lighting in accordance with IS 3217
- Fire alarm coverage linked into landlord system
- Kingspan RG3 (ES EN 12825) raised floor system: proprietary metal raised floor on pedestals
- Air conditioning
- Fire-rated solid core doors provided to access points
- Plaster and paint to internal office walls.
- Armstrong Dune Evo ceiling tiles on semi-concealed system on exposed Armstrong Prelude 24 x L2/TLS grid.
- Open able windows within the glazed façade.
- Open plan layout with flexibility to sub divide floors.
- High quality toilet facilities provided within office areas where applicable.
- Provision of water and waste/ soil points within the office area.
- Ability to link into Landlord CCTV system to monitor entrance points

## COMMON AND LANDLORD AREAS

- Traction Passenger lift provided to each office block
- Emergency Lighting in accordance with IS 3217
- Energy efficient LED lighting to common areas
- High quality toilet facilities provided within common areas where applicable.
- Plaster and Painted walls and ceilings to cores
- High specification finishes to cores
- Multistory car park with direct access to office areas
- CCTV system monitors external public realm, internal and external entrance and all car parks.

Development by



Agent:



**Patricia Ward**

4/5 Dawson Street,  
3rd Floor, Dublin 2  
T: +353 1 611 0324  
M: +353 86 243 7912  
E: [patricia@twmproperty.ie](mailto:patricia@twmproperty.ie)

**TWMPROPERTY.IE**

**Gerard Bissett**

4/5 Dawson Street,  
3rd Floor, Dublin 2  
T: +353 1 611 0326  
M: +353 87 392 4469  
E: [gerard@twmproperty.ie](mailto:gerard@twmproperty.ie)

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