

TO LET Offices



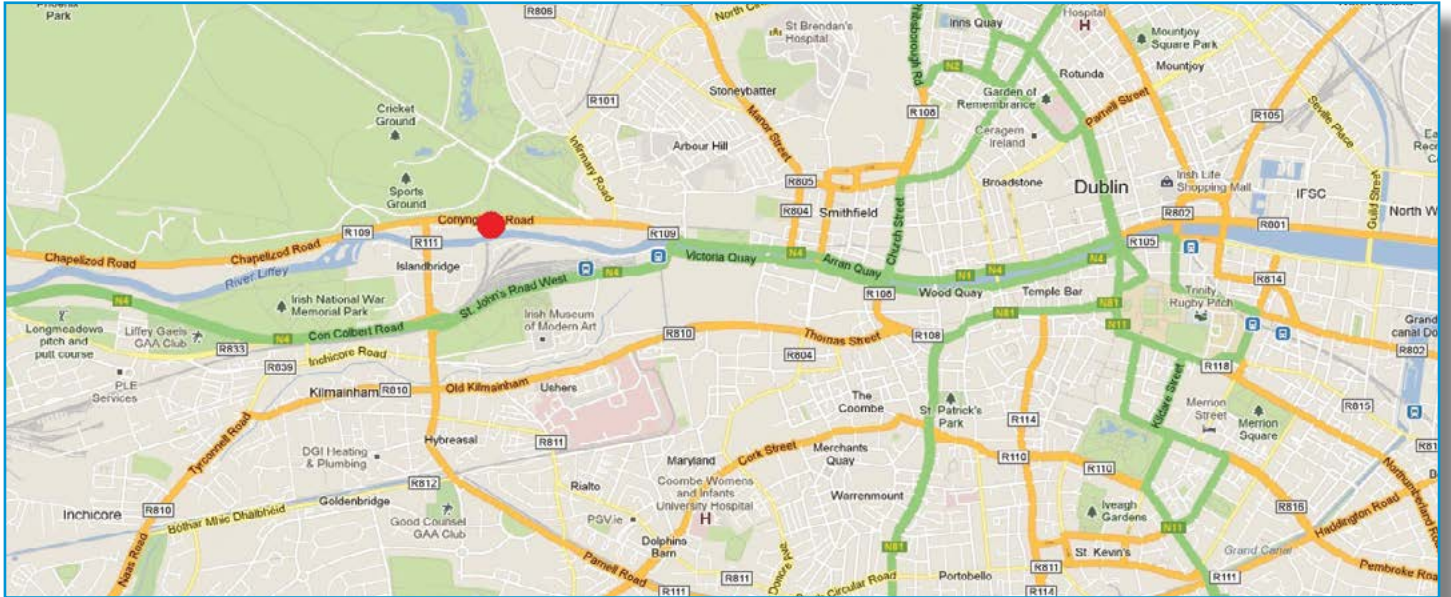
Phoenix House Conyngham Road Dublin 8.

- *Fitted offices from 593 to 2150 Sq. M*
- *High profile location*
- *Parking available*
- *Excellent public transport links*

CONTACT DETAILS



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LOCATION

Phoenix House occupies a high profile location facing onto Phoenix Park in Dublin 8. The subject property is situated on the southern side of Conyngham Road, approximately 350 metres west of the Parkgate street entrance to the Phoenix Park.

The area is well served by public transport with the Luas red line at Heuston station which provides quick access to Dublin city centre and to the western suburbs. Heuston Station serves multiple intercity train lines including Cork, Limerick, Galway and Waterford. Numerous bus routes link the area with both the city centre and the greater Dublin area. The property is also adjacent to the N4 motorway which provides an excellent road link to the M50 and the greater Dublin area.

DESCRIPTION

Phoenix House comprises a five storey over basement office building with a redbrick façade and double glazed aluminium windows. The property benefits from excellent frontage on to Conyngham Road of approximately 70 metres. The fit-out includes suspended ceilings, recessed lights, air conditioning, power poles and perimeter

trunking. There are two passenger lifts with male and female WC's on each floor.

ACCOMMODATION

The property is available on a floor by floor basis.

Ground Floor	593 Sq. M
First Floor	655 Sq. M
Basement	904 Sq. M
Total	2,152 Sq. M

BER

BER Rating C2

BER No: 800172199

Energy performance indicator

385.25kWh/M²/yr



RENT

On application

LEASE TERMS

Available to let immediately on flexible terms

VIEWING

Strictly by appointment with Colliers International

CONTACT



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