



No. 6, 7 & 8 Windsor Place

Pembroke Street Lower, Dublin 2, D02 XE04

**Own Door Office Buildings
Available Collectively or
Individually.**

798 to 1,797 sq ft
(74.14 to 166.95 sq m)

- Vacant Possession
- Modern Own Door Offices
- 2 Car Parking Spaces
- Private Gated Development
- Prime City Centre Location
- Long Leasehold Title (900 Years From 1990)

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Summary

Available Size	798 to 1,797 sq ft
Price	Offers in excess of €1,140,000
BER Rating	Upon enquiry

Description

An exceptional opportunity to acquire a terrace of three adjoining own door office buildings in one of Dublin’s most sought-after business locations. No. 6 provides office accommodation over two floors while No. 7 & 8 provide 3 floors of office space.

Windsor Place is a highly sought after gated development in the heart of the CBD. The buildings collectively provide 2 secure car parking space. The properties which are being sold collectively or individually are ideally suited to owner-occupiers, investors, and professional services firms seeking a headquarters presence in the heart of Dublin 2.

Location

Located just off Pembroke Street Lower within a private gated development, this area is within walking distance of St. Stephen’s Green, Baggot Street and Leeson Street, a hidden gem of a location. The unit is surrounded by a wide range of amenities including shops, coffee shops, pubs and restaurants. The area is well served by excellent transport links, all within walking distance, including the Green Luas, Dublin Bus, the DART and Dublin City Bikes.

Specifications

- Modern office lighting
- Painted and plastered walls
- Electric storage radiators
- Solid floors
- Carpet tile floor finishes
- Toilet facilities

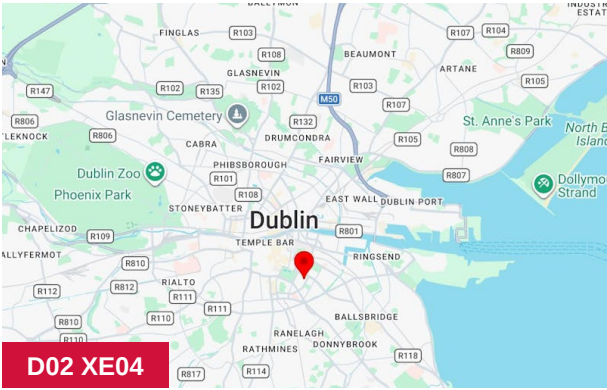
Accommodation

The below are approximate net internal areas.

No.6 Windsor Place
Ground Floor - 45 Sq. M. (484 Sq. Ft.)
First Floor - 48 Sq. M. (517 Sq. Ft.)
Total - 93 Sq. M. (1,001 Sq. Ft.)

No.7 Windsor Place
Ground Floor - 24 Sq. M. (258 Sq. Ft.)
First Floor - 26 Sq. M. (280 Sq. Ft.)
Second Floor - 24 Sq. M. (258 Sq. Ft.)
Total - 74 Sq. M. (796 Sq. Ft.)

No.8 Windsor Place - SALE AGREED
Ground Floor - 54 Sq. M. (581 Sq. Ft.)
First Floor - 48 Sq. M. (517 Sq. Ft.)
Second Floor - 60 Sq. M. (646 Sq. Ft.)
Total - 162 Sq. M. (1,744 Sq. Ft.)



Viewing & Further Information



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