



18 Clanwilliam Square

Grand Canal Quay, Dublin 2, D02 V026

Turn-Key Office To Let

Recently Refurbished

1,110 sq ft
(103.12 sq m)

- Turn-Key, Own Door Office
- Fully Fitted
- 103 sq. m. / 1,110 sq. ft.
- 2 Car Parking Spaces
- Excellent Transport Links

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Summary

Available Size	1,110 sq ft
Rent	€49,250 per annum
Rates Payable	€3,014 per annum
Service Charge	€1,200 per annum
Car Parking	2 Car Parking Spaces
BER Rating	C1 (800617524)

Description

18 Clanwilliam Square is a fully fitted, two storey, own door office building extending to c. 103 sq. m. / 1,110 sq. ft.

The high quality fit out provides a bright, mix of cellular and open plan office space on the ground and first floor.

The property comprises LED lighting and carpet throughout, new intruder and fire alarm system, kitchenettes on ground and first floor and a bathroom on each floor.

The building has the benefit of 2 car parking spaces.

Location

18 Clanwilliam Square occupies a prominent location in Clanwilliam Quarter, Grand Canal Quay, Dublin 2.

The Silicon Docks area is a well-established business location with national and international occupiers such as Google, Accenture and Stripe.

The immediate and surrounding area benefits from excellent public transport with close proximity to Grand Canal DART Station, as well as numerous bus routes and Dublin Bike Stations.

Accommodation

The property extends to an approx. area of:

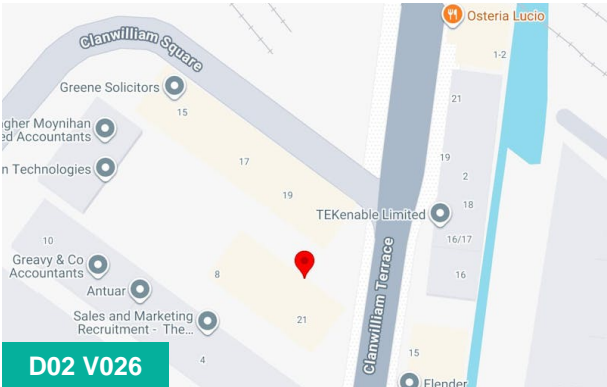
Building Type	sq ft	sq m	Availability
Office	1,110	103.12	Available
Total	1,110	103.12	

Specification

- Own Door Office
- Turn-Key Condition
- Fully Fitted
- Reception
- LED Lighting
- Gas Fired Heating
- 2 Kitchenettes
- 2 Bathrooms

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



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