



WILTON TERRACE

DUBLIN 2

FULLY REFURBISHED

AVAILABLE TO LET
2ND FLOOR, 7 WILTON TERRACE, DUBLIN 2



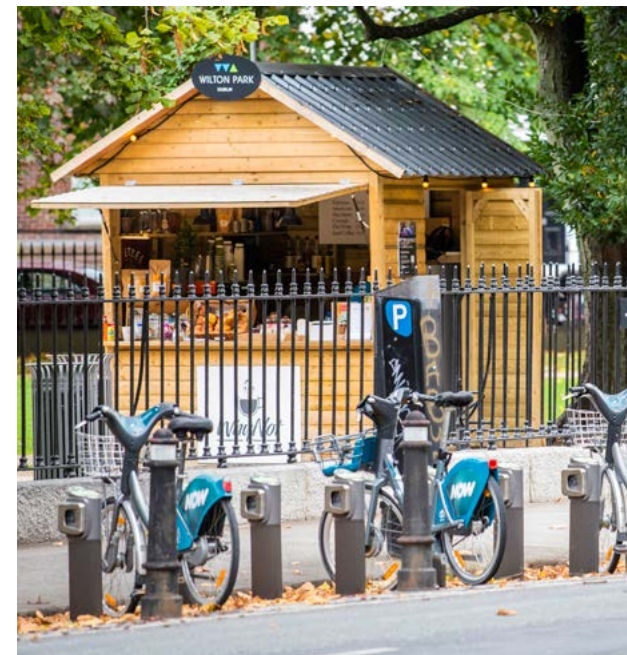


LOCATION

7 Wilton Terrace occupies a prominent location within Dublin 2 overlooking the Grand Canal. Situated between Baggot Street and Leeson Street, 7 Wilton Terrace is positioned in one of Dublin's most prestigious and sought-after commercial office locations with surrounding occupiers including Amazon, LinkedIn and Huawei.

The property is well served by public transport with rail links via Grand Canal Dock Dart Station, various bus services running along Baggot and Leeson Street and the LUAS light rail system within minutes' walk of the property.

The property also benefits from a wide range of amenities with numerous restaurants, cafes, bars, hotels and public parks within close proximity to the building.





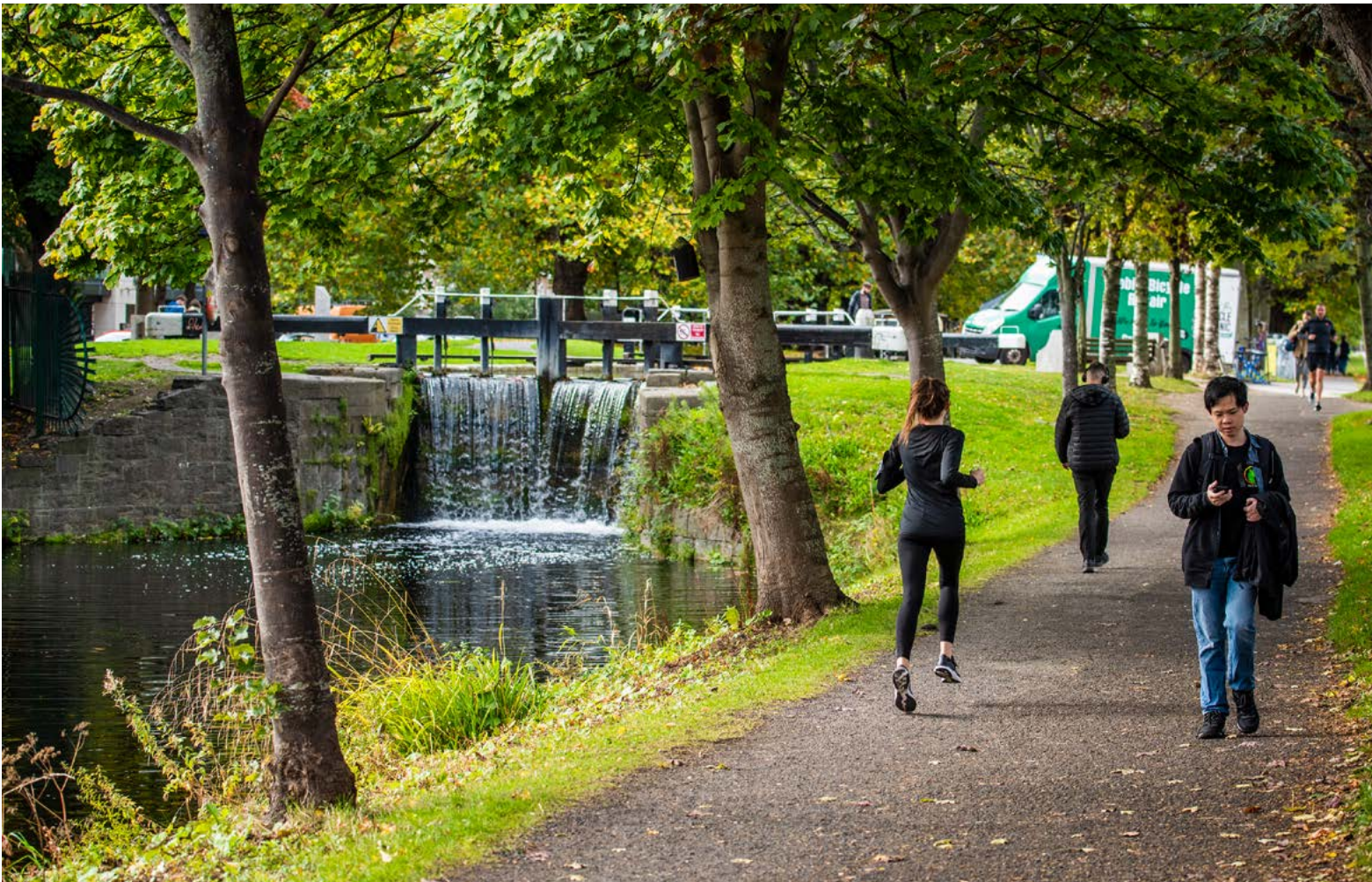
TRANSPORT

- Dublin Bus
- Dublin Bikes
- Luas Green Line
- Train/DART Station

WALKING TIMES FROM 7 WILTON TERRACE



LOCAL
AMENITIES



DESCRIPTION

7 Wilton Terrace is a landmark office building situated overlooking the prestigious Grand Canal. The 2nd floor comprises 7,165 sq ft of Grade A office accommodation which is currently being refurbished to provide brand new CAT A specifications.

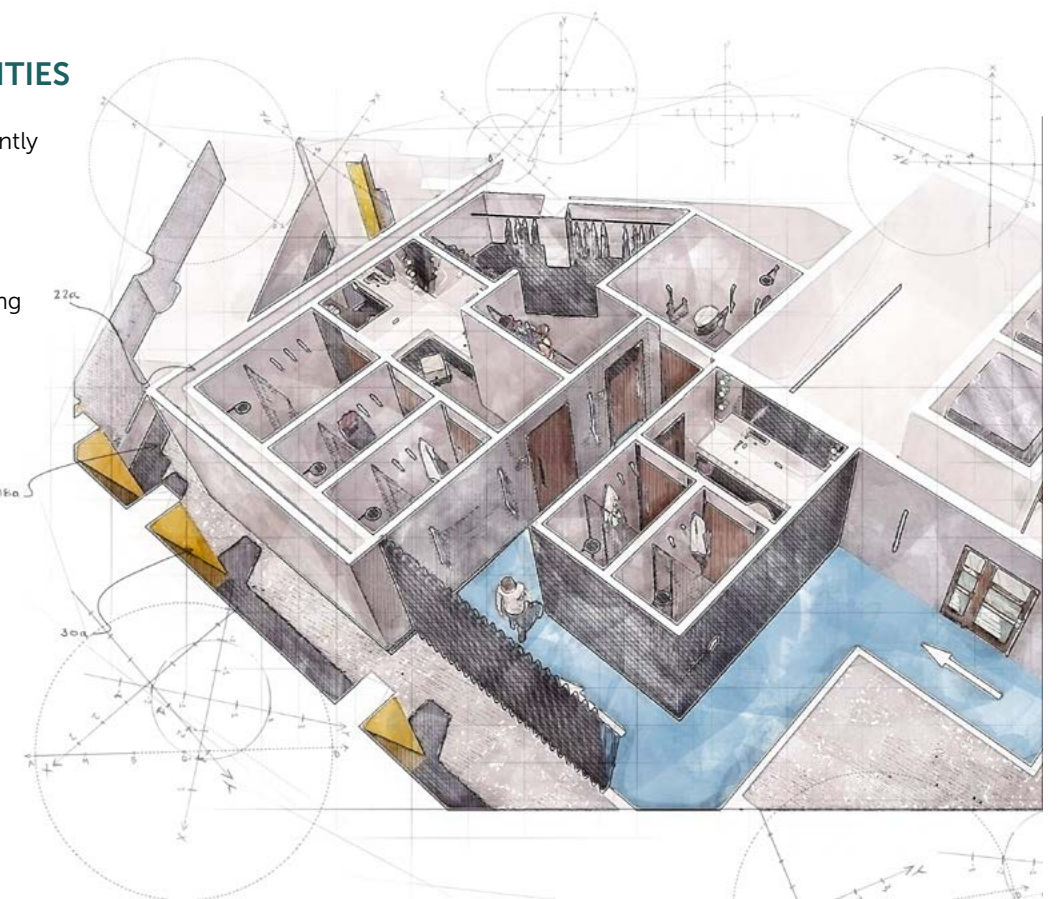
Works have also commenced on a full refurbishment of the reception and common areas within the building which will provide a high quality and modern design to suit the needs of any incoming occupier.

The Landlord has similarly commissioned works to provide new state of the art shower and changing facilities at basement level.



TENANT FACILITIES

The Building is currently being refurbished to provide state of the art tenant facilities incorporating luxury showers and changing rooms in addition to a drying room. The design will allow tenants to avail of the various on-site amenities.





WILTON
TERRACE

DUBLIN 2

ACCOMMODATION SCHEDULE

Floor	Sq Ft	Sq M
2nd Floor	7,165	665.65

All intending Tenants / Purchasers are specifically advised to verify the floor areas and carry out their own due diligence*

SPECIFICATION

The 2nd floor will be handed over with the benefit of modern CAT A specification throughout.

The specification for the accommodation includes:



Suspended Ceiling at 2.7m clear height, with perforated acoustic metal tiles



Raised access floors with interface



New LED lighting



New four pipe fan coil air-conditioning units



CAT 6 cabling



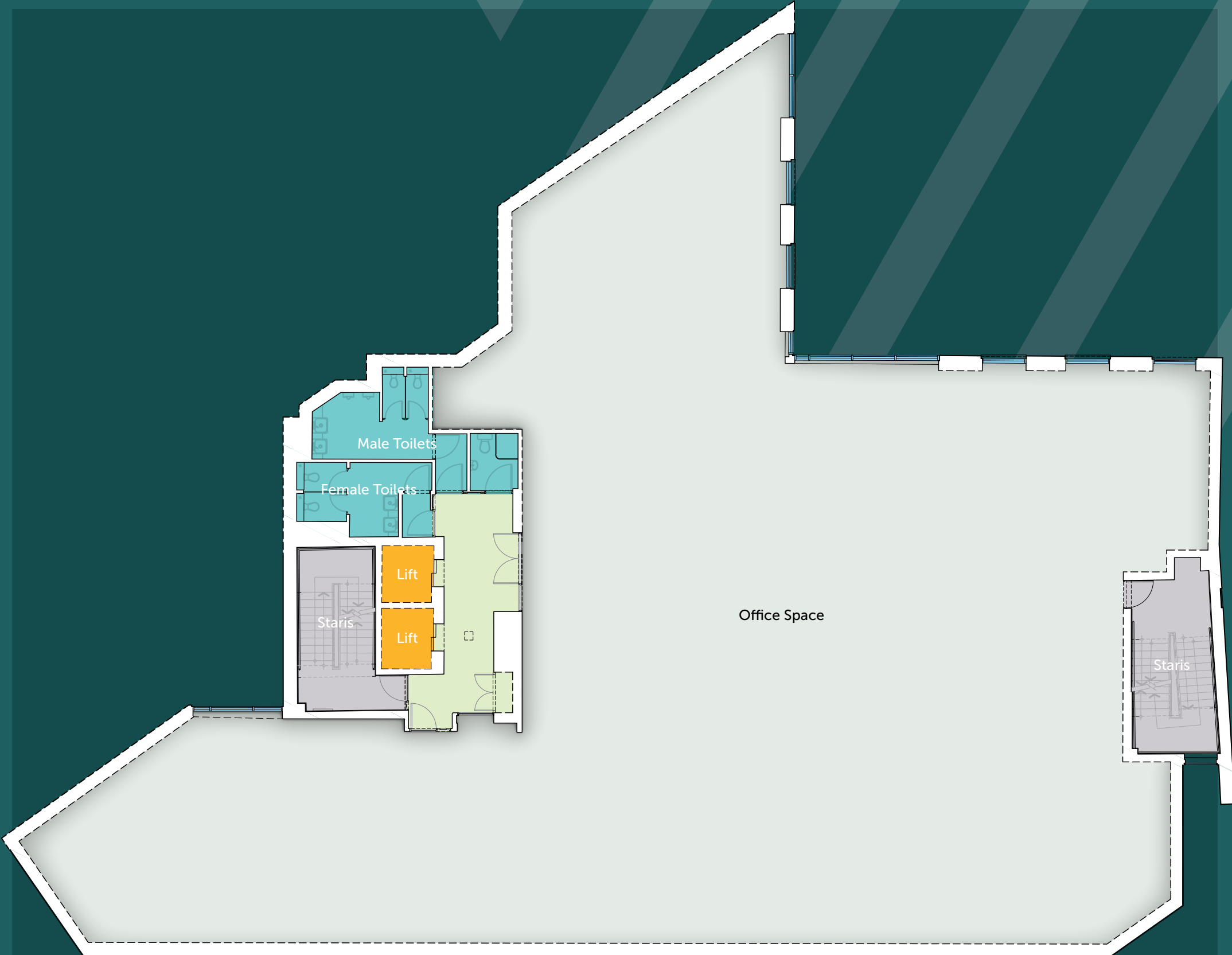
Ample shower and changing facilities at basement level



4 secure basement car parking



Ample secure bicycle parking



WILTON TERRACE

GRAND CANAL

BREEAM[®]

Very Good



WILTON TERRACE

DUBLIN 2

TERMS

Available on a new lease.

PARKING

4 secure basement car parking spaces available.

RENT

€60 per sq. ft.

BER



VIEWINGS

Strictly by prior appointment through sole agents JLL.

AGENT



JLL, Styne House,
Upper Hatch Street, Dublin 2
www.jll.ie

CONTACT

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