QUINN AGNEW

To Let



12 Clanwilliam Square

Grand Canal Dock, Dublin 2, D02 CD51

Refurbished Office

Own Door Building

1,659 sq ft

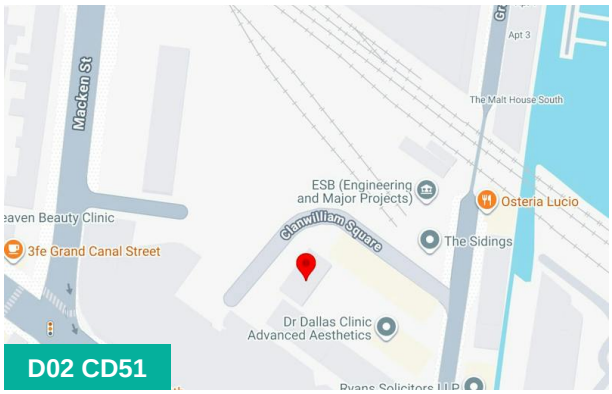
(154.13 sq m)

- Own Door, Mid Terrace Office
- Turnkey Condition
- c. 154 sq. m. / 1,659 sq. ft.
- 2 Car Parking Spaces
- Excellent Transport Links

12 Clanwilliam Square, Grand Canal Dock, Dublin 2, D02 CD51

Summary

Available Size	1,659 sq ft
Rent	Rent on application
Rates Payable	€4,745 per annum
Service Charge	€2,850 per annum
Car Parking	2 Car Parking Spaces
BER Rating	D2 (801023920)







Description

12 Clanwilliam Square is an own door, mid terrace office building extending to c. 154 sq. m. / 1,659 sq. ft.

The building presents in excellent condition and provides open plan space together with a meeting room and a board room.

The unit also includes a shower, kitchen and W.C.'s on the first and second floor.

The property is undergoing a full refurbishment, providing LED lighting, plastered & painted walls & a mix of timber & carpet flooring.

The building is available for immediate occupation for any occupiers looking for new accommodation.

There are 2 Car Parking Spaces attached to the front and ample secure bike barking within the development.

Accommodation

Accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	553	51.38
First Floor	553	51.38
Second Floor	553	51.38
Total	**1,659**	**154.14**

Location

12 Clanwilliam Square occupies a prominent location in Clanwilliam Quarter, Grand Canal Dock, Dublin 2 within the Silicon Docks.

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.

- Grand Canal Dock Station - 5 Minute Walk
- Dublin Bikes Station - 1 Minute Walk
- Dublin Bus Stops - 1 Minute Walk

Viewing & Further Information



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