



6, 7 & 8 Windsor Place

Pembroke Street Lower, Dublin 2, D02 XE04

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

798 to 3,541 sq ft
(74.14 to 328.97 sq m)

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

6, 7 & 8 Windsor Place, Pembroke Street Lower, Dublin 2, D02 XE04

Summary

Available Size	798 to 3,541 sq ft
Price	Offers in excess of €2,300,000
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 4 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.

Property Price

- Lot 1 - No. 6 - €680,000
- Lot 2 - No. 7 - €510,000
- Lot 3 - No. 8 - €1,115,000
- Entire - €2,305,000

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

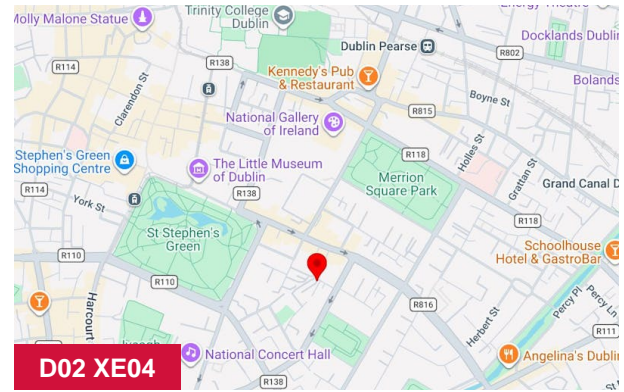
- Ground Floor - 54 Sq. M. (581 Sq. Ft.)
- First Floor - 48 Sq. M. (517 Sq. Ft.)
- Second Floor - 60 Sq. M. (646 Sq. Ft.)
- Total - 162 Sq. M. (1,744 Sq. Ft.)

Accommodation

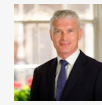
Name	sq ft	sq m	Price	Rates Payable	Service charge
Unit - 6 Windsor Place	1,001	93	€680,000	€3,973.38 /annum	€1,380.59 /annum
Unit - 7 Windsor Place	796	73.95	€510,000	€2,994.84 /annum	€868.35 /annum
Unit - 8 Windsor Place	1,744	162.02	€1,115,000	€6,373.20 /annum	€2,302.61 /annum
Total	3,541	328.97			

Location

Located just off Pembroke Street Lower within a private gated development, this area



Viewing & Further Information



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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