



2 The Anchorage

Charlotte Quay, Dublin 4, D04 WE54

Own Door Unit

Development Opportunity

764 sq ft
(70.98 sq m)

- Turn-Key Office
- Self-Contained Unit
- c. 71 sq. m. / 764 sq. ft.
- Superb City Centre Location
- Full Planning Permission for Residential Conversion

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Summary

Available Size	764 sq ft
Price	Price on application
Rates Payable	€2,780 per annum
Service Charge	€2,899 per annum
BER Rating	D2 (800465577)

Description

2 The Anchorage is a fully fitted, own-door unit extending to c. 71 sq. m. / 764 sq. ft.

Full planning permission has been granted for the change of use from office to a residential unit.

The high-quality fit-out provides a self-contained, turnkey office on the ground floor.

The building contains open-plan office space, 1 cellular office, a kitchenette, a store and 2 WCs.

The offices are well finished with carpeted floors, electric storage heating, plastered and painted walls and perimeter trunking.

The offices overlook a large, well-maintained garden and courtyard. There is onsite maintenance as part of the Charlotte Quay development and high-quality landscaping.

The property is being sold with full vacant possession.

Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m
Unit 2	764	70.98
Total	764	70.98

Location

The property is located on Charlotte Quay, off Barrow Street in Grand Canal Dock, which is one of Dublin's most vibrant districts.

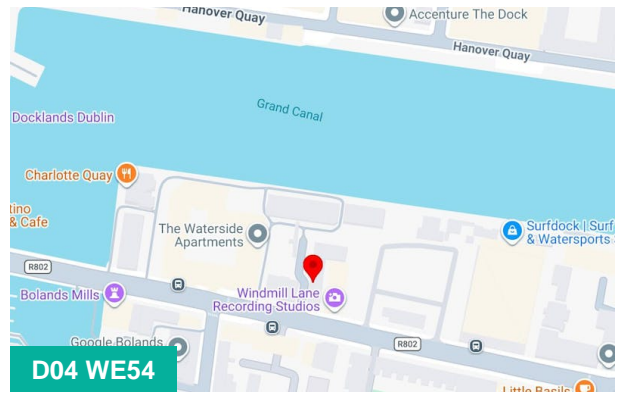
Occupiers are spoilt for choice with a large range of amenities close by, including 5-star hotels, theatres, bars, cafes and restaurants.

The Silicon Docks area is a well-established business location with national and international occupiers in the area, including Google, Mason Hayes & Curran, JP Morgan, Accenture and Docusign.

Public transport is well catered for, with numerous Dublin Bus routes located adjacent to the development and the added benefit of the Grand Canal DART Station and a Dublin Bike Station situated close by.

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



Viewing & Further Information



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