



3 Clanwilliam Terrace

Grand Canal Quay, Dublin 2, D02 YY49

Turn-Key Office To Let

Recently Refurbished

1,554 sq ft
(144.37 sq m)

- Fully Fitted, Own Door Office
- Turn-Key Condition
- c. 144 sq. m. / 1,554 sq. ft.
- 2 Car Parking Spaces
- Excellent Transport Links

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Summary

Available Size	1,554 sq ft
Rent	Rent on application
Rates Payable	€5,173 per annum
Service Charge	€2,100 per annum
Car Parking	2 Car Parking Spaces
BER Rating	D2 (801081852)

Description

3 Clanwilliam Terrace is a fully fitted, two storey, own door office building extending to c. 144 sq. m. / 1,554 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, electric heating, boardroom, kitchen and a bathroom on each floor.

The building has the benefit of 2 car parking spaces.

Specification

- Own Door Office
- Fully Fitted
- LED Lighting
- Electric Heating
- Boardroom
- Kitchen
- 2 Bathrooms

Location

3 Clanwilliam Terrace 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.

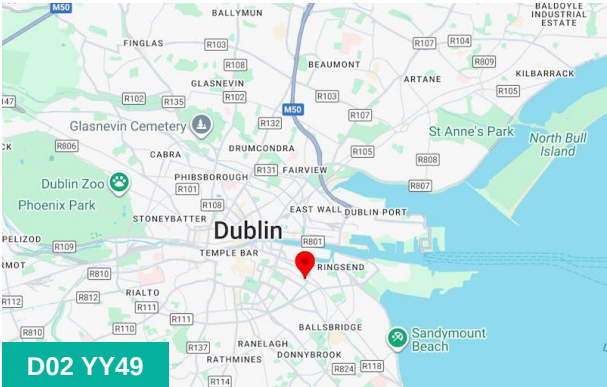
Accommodation

The accommodation comprises the following areas:

Building Type	sq ft	sq m	Availability
Office	1,554	144.37	Available
Total	1,554	144.37	

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



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