

12-14 The Anchorage

Charlotte Quay, Grand Canal Dock, Dublin 4, D04 WE54



QUINN AGNEW



FOR SALE

3,676 SQ FT
(341.51 SQ M)

PRICE ON APPLICATION

Fully Fitted, Own Door
Office

Vacant Possession

- 2 Storey, Turn-Key Offices
- c. 341 sq. m. / 3,676 sq. ft.
- 3 Car Parking Spaces
- Superb City Centre Location
- Planning Permission for 3 Duplex Units

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www.quinnagnew.ie

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Summary

Available Size	3,676 sq ft / 341.51 sq m
Price	Price on application
Rates Payable	€10,287 per annum
Service Charge	€12,189 per annum
Car Parking	3 Car Parking Spaces
BER	C3 (801087388)

Description

The offices are a fully fitted, own-door units extending to c. 341 sq. m. / 3,676 sq. ft.

The high-quality fit-out provides a self-contained, turnkey office across the ground and first floors.

The building contains open-plan office space, a boardroom, 6 individual offices, a kitchen, 2 filing rooms and 3 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.

Planning permission has been granted for the change of use from offices to 3 duplex apartments.

The property is being sold with full vacant possession.

Accommodation

Description	sq ft	sq m
Ground Floor	1,838	170.76
First Floor	1,838	170.76
Total	3,676	341.52

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.

Planning Permission

The development will consist of the change of use of the existing own-door, two-storey, terraced office unit to two, 2-bedroom, two-storey duplex apartments and one 3-bedroom, two-storey duplex apartment.

The proposed development involves only internal alterations, with no planned external works.

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



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