



TO LET

6,351 TO 14,424 SQ FT
(590.03 TO 1,340.03 SQ M)

Warehouse / Offices

Short-Term Lease

- Quality Accommodation
- Warehouse c. 590 sq. m. / 6,351 sq. ft.
- Offices - c. 750 sq. m. / 8,073 sq. ft.
- City Centre Location
- Short Term Lease Available



Summary

Available Size	6,351 to 14,424 sq ft / 590.03 to 1,340.03 sq m
Rent	Rent on application
Rates Payable	€1.17 per sq ft
Car Parking	8 Parking Spaces
BER	D1 (800754350)

Description

Short Term Lease

22 Blackpitts comprises a warehouse and office unit in Dublin City Centre available on a short term lease.

The warehouse extends to c. 590 sq. m. / 6,351 sq. ft.

The warehouse comprises a large ground floor storage area, with offices overhead. The warehouse is accessed via a dock leveller.

The offices on the first floor extend to c. 750 sq. m. / 8,073 sq. ft.

There are recently refurbished offices on the first floor of the unit. The offices comprise a mix of open plan and cellular offices.

The property presents in turnkey condition for any occupiers seeking short term accommodation.

The unit has the benefit of 8 car parking spaces to the front of the unit.

Warehouse & Offices can be let together or separately on a short-term lease.

Location

Situated in Blackpitts between Clanbrassil Street and South Circular Road, in close proximity to Fumbally and Newmarket.

While being near to St.



Stephen's Green, there are great transport links, including various bus routes and the LUAS nearby. It takes 15 minutes to walk to Grafton Street and O'Connell Street. It is a short walk to Heuston Station and the nearby Luas line, as well as a short drive to the M50, making all areas are easily accessible.

Specification

- Warehouse
- Offices
- Air Conditioning
- Suspended Ceilings
- LED Lighting
- Carpeted Floors
- Shower Facilities
- Car Parking

Accommodation

The accommodation comprises the following areas:

Description	Building Type	sq ft	sq m	Tenure
Ground Floor	Industrial	6,351	590.03	To Let
First Floor	Office	8,073	750.01	To Let
Total		14,424	1,340.04	

Terms

Warehouse & Offices can be let together or separately.

Short-Term Lease Available

Viewings

Viewing is by Appointment Only - Please contact Quinn Agnew



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