



Hyde Square

654 South Circular Road, Saint James, Dublin 8, D08 W9FD

Fully Fitted Office

Available Immediately

626 to 1,885 sq ft

(58.16 to 175.12 sq m)

- Turnkey Offices
- c. 175 sq. m. / 1,885 sq. ft.
- 2 Car Parking Spaces
- Secure Gated Development
- Excellent Transport Links

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Summary

Available Size	626 to 1,885 sq ft
Rent	Rent on application
Rates Payable	€4.61 per sq ft
Service Charge	€4.17 per sq ft
Car Parking	2 Car Parking Spaces
BER Rating	D1 (801123274)

Description

The property comprises a detached purpose-built office building at the entrance to the Hyde Square development.

The ground floor offices extend to c. 58 sq. m. / 626 sq. ft., while the first floor extends to c. 117 sq. m. / 1,259 sq. ft.

The ground floor comprises a large reception, a boardroom, an open-plan office area, and a kitchenette, with a wheelchair-accessible toilet and W.C. also provided.

The first floor offices consist of a mix of cellular offices and open-plan space with a kitchenette and W.C.

The ground floor and first floor offices are available together or separately.

The building has the benefit of 2 car parking spaces.

Finishes Include:

- Plastered and Painted Walls & Ceilings
- Surface-mounted Fluorescent Lighting
- Carpet Flooring
- Electric Heating
- Wheelchair Accessible
- Car Parking

Location

The property is located at the entrance to the Hyde Square residential development on the South Circular Road.

Situated approximately 1km from the Con Colbert Road in Kilmainham, which gives easy access to the M50 motorway/N4.

St James's Hospital and the new National Children's Hospital are in close proximity.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Ground Floor	626	58.16	Available
First Floor	1,259	116.96	Available
Total	1,885	175.12	

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



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