



To Let

Office to let in Dublin 1

- Four pipe fan coil air conditioning
- Suspended ceilings
- Shower facilities
- Mock Georgian façade with modern building to the rear
- Generous car parking allowance
- BER B1

Parnell House

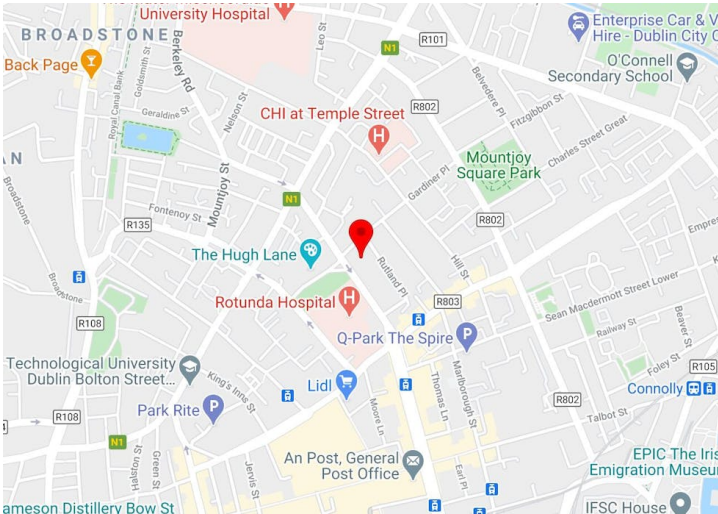
13-15 Parnell Square East, Dublin 1, D01 E6W8

5,229 to 51,509 sq ft

485.79 to 4,785.34 sq m

Reference: #53609

BER B1



Summary

Rent	€47.50 per sq ft
Rates Payable	€4.50 per sq ft Building not currently rated due to the previous occupier being rates exempt. Figure shown an estimate.
Service Charge	€9 per sq ft Figure is an approximate amount. Definitive amount TBC.
Car Parking	€3,500 per space / annum
BER	B1

Description

Parnell House comprises a recently refurbished office located in the heart of Dublin’s CBD.

The premises is highly accessible via all modes of public transport.

The building can be let to one occupier or to multiple tenants on a floor-by-floor basis.

The 4th floor benefits from a balcony with panoramic views of Dublin’s skyline.

There are 6 showers and changing rooms in the basement.

Location

The property is located on the eastern section of Parnell Square with pleasant views of the The Garden of Remembrance.
The property is located within easy walking distance of Luas, bus and DART services.

Accommodation

The accommodation provides 25 car parking spaces, The accommodation comprises of the following:

Name	sq ft	sq m	Availability
Lower Ground	6,504	604.24	Available
Ground	9,890	918.81	Available
1st	9,962	925.50	Available
2nd	9,962	925.50	Available
3rd	9,962	925.50	Available
4th	5,229	485.79	Available
Total	51,509	4,785.34	

Specification

Raised access floors
Suspended ceilings with metal ceiling tiles
Four-pipe fan coil air conditioning
LED lighting

Viewings

By appointment only.

Building Energy Rating

BER: BER B1

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