



To Let

Fully refurbished office accommodation suitable for the modern office occupier.

- Fully fitted, turn key office space
- New LED lighting
- New four-pipe fan coil air-conditioning units
- Ample shower and changing facilities at basement level
- 4 secure basement car parking
- Ample secure bicycle parking
- BREEAM rated 'Very Good'
- BER B3

2nd Floor

7 Wilton Terrace, Dublin 2, D02 KC57

7,159 sq ft

665.09 sq m

Reference: #71648

BER B3

Summary

Rent	€60 per sq ft
Rates Payable	€6.52 per sq ft based on 2024 valuation
Service Charge	€16.64 per sq ft
Car Parking	€4,000 per space / annum 4 car spaces available
BER	B3 (800949190)

Description

7 Wilton Terrace is a landmark office building situated overlooking the prestigious Grand Canal. The 2nd floor comprises 7,159 sq ft of Grade A office accommodation which has been refurbished to provide brand new CAT B specifications.

Works have recently completed on a full refurbishment of the reception and common areas within the building.

The Landlord has similarly completed works providing new state of the art shower and changing faculties at basement level designed to suit the needs of any incoming occupier.

BREEAM rated 'Very Good'.

Location

7 Wilton Terrace occupies a prominent location within Dublin 2 overlooking the Grand Canal. Situated between Baggot Street and Leeson Street, 7 Wilton Terrace is positioned in one of Dublin’s most prestigious and sought-after commercial office locations with surrounding occupiers including Amazon, LinkedIn and Huawei.

The property is well serviced by public transport with rail links via Grand Canal Dock Dart station, various bus services running along Baggot and Leeson Street and the Luas light rail system within minutes walk of the property.

The property also benefits from a wide range of amenities with numerous restaurants, cafes, bars, hotels and public parks within close proximity to the building.

Accommodation

The 2nd floor will be handed over with the benefit of modern CAT B specification throughout.

Name	sq ft	sq m	Availability
2nd	7,159	665.09	Under Offer
Total	7,159	665.09	

Specification

- Suspended ceiling at 2.7m clear height, with perforated acoustic metal tiles
- Raised access floors with interface
- New LED lighting
- New four-pipe fan coil conditioning units
- New shower and changing facilities at basement level
- Secure basement car & bike parking

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