



10 Clanwilliam Terrace

Grand Canal Quay, Dublin 2, D02 DT73

Own-Door Office

Vacant Possession

1,100 sq ft

(102.19 sq m)

- Turn-Key Condition
- High Quality Fit-Out
- 102 sq. m. / 1,100 sq. ft.
- 1 Car Parking Space
- Excellent Transport Links

10 Clanwilliam Terrace, Grand Canal Quay, Dublin 2, D02 DT73

Summary

Available Size	1,100 sq ft
Rates Payable	€3,000 per annum
Service Charge	€1,200 per annum
Car Parking	1 Car Parking Space
BER Rating	C3 (801138017)

Description

10 Clanwilliam Terrace is a modern, fully fitted, end-of-terrace office building extending to approximately c. 102 sq. m. / 1,110 sq. ft.

The bespoke fit-out provides a bright mix of cellular and open-plan office space on the ground and first floors.

The property features timber flooring throughout the ground and first floors, with a carpeted staircase.

A reception area is located on the ground floor, with a kitchenette and bathroom facilities on both levels.

The office contains plastered and painted walls, air-conditioning and feature spot lighting.

The building has the benefit of 1 secure car parking space.

Building is being sold with full vacant possession, with the majority of fixtures and fittings included.

Accommodation

The accommodation comprises the following Gross Internal Areas:

Description	sq ft	sq m
Ground Floor	550	51.10
First Floor	550	51.10
Total	1,100	102.20

Location

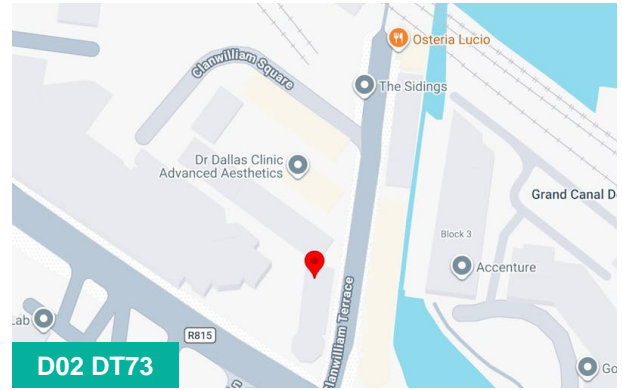
10 Clanwilliam Terrace occupies a prominent position within Clanwilliam Quarter and fronts onto Grand Canal Street Lower, Dublin 2.

Clanwilliam Quarter is located in a high-amenity area within Dublin's Silicon Docks, surrounded by a mix of specialised dining, essential services, and cultural landmarks.

The Silicon Docks area is a well-established business location with national and international occupiers such as Google, Accenture and Stripe.

The immediate and surrounding area benefits from excellent public transport.

Grand Canal DART Station is a 5-minute walk away, as well as numerous Dublin Bus and Dublin Bike Stations in the immediate vicinity.



Viewing & Further Information



Manus Agnew

087-254 6391

magnew@quinnagnew.ie



Eoin Doyle

086-010 3963

edoyle@quinnagnew.ie



Andrew Houton

087-425 9969

ahouton@quinnagnew.ie