



## 9 Clanwilliam Square

Grand Canal Quay, Dublin 2, D02 Y667

### Refurbished Building

### Own Door Office

**1,641 sq ft**  
(152.45 sq m)

- Own Door, Mid Terrace Office
- Turn-Key Condition
- c. 152 sq. m. / 1,641 sq. ft.
- 2 Car Parking Spaces
- Excellent Transport Links

# 9 Clanwilliam Square, Grand Canal Quay, Dublin 2, D02 Y667

## Summary

<b>Available Size</b>	1,641 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	€4,026 per annum
<b>Service Charge</b>	€2,100 per annum
<b>Car Parking</b>	2 Car Parking Spaces
<b>BER Rating</b>	D2 (800178279)

## Description

The property is a three storey, own door, mid terrace office building extending to c. 152.5 sq. m. / 1,641 sq. ft.

The accommodation provides mostly open plan offices with a meeting room on the ground floor and a boardroom on the third floor.

The property has just been thoroughly refurbished and includes toilets on each floor, tea station on the ground floor, a kitchenette and bathroom with shower on the second floor.

It also includes new LED lighting throughout, CAT 5E cabling and intruder and fire alarm systems.

The building has the benefit of 2 car parking spaces.

## Specification

- Own Door Office
- Fully Fitted
- LED Lighting
- Shower
- Kitchenette
- 2 Bathrooms

## Location

9 Clanwilliam Square occupies a prominent location in Clanwilliam Quarter, Grand Canal Quay, Dublin 2.

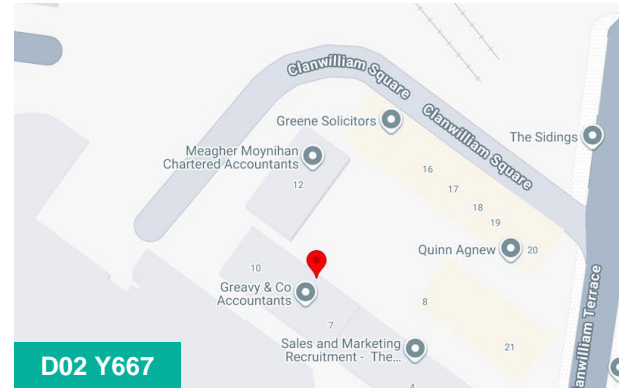
The Silicon Docks area is a well-established business location with national and international occupiers such as Google, Accenture and Stripe.

The immediate and surrounding area benefits from excellent public transport with close proximity to Grand Canal DART Station, as well as numerous bus routes and Dublin Bike Stations.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	1,641	152.45	Available
<b>Total</b>	<b>1,641</b>	<b>152.45</b>	



## Viewing & Further Information



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