



12 Clanwilliam Square

Grand Canal Quay, Dublin 2, D02 CD51

Refurbished Office

Own Door Building

1,658 sq ft
(154.03 sq m)

- Own Door, Mid Terrace Office
- Turnkey Condition
- c. 154 sq. m. / 1,658 sq. ft.
- 2 Car Parking Spaces
- Excellent Transport Links

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Summary

Available Size	1,658 sq ft
Rent	Rent on application
Rates Payable	€4,745 per annum
Service Charge	€2,850 per annum
Car Parking	2 Car Parking Spaces
BER Rating	D2 (801023920)

Description

The property is a three storey own door mid terrace office building extending to c. 154 sq. m. / 1,658 sq. ft.

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

The property presents well and includes toilets on the first and second floor, kitchen, boardroom and full bathroom with shower on the second floor.

The building has the benefit of CAT 5E cabling and intruder and fire alarm systems.

2 Car Parking Spaces are demised to the property.

Specification

- Own Door Office
- Turn-Key Condition
- Fully Fitted
- LED Lighting
- Shower Facilities
- Gas Fired Heating
- Kitchen
- 2 Bathrooms

Accommodation

Accommodation comprises the following areas:

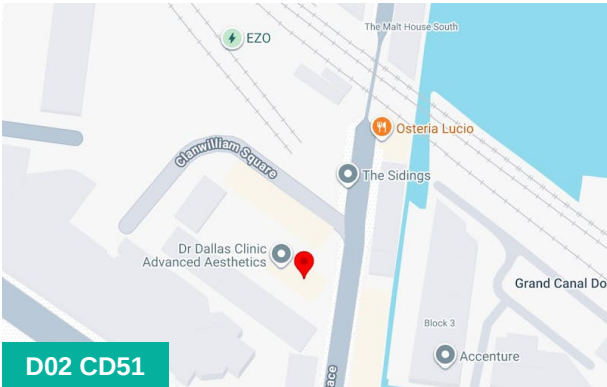
Name	sq ft	sq m	Availability
Building	1,658	154.03	Available
Total	1,658	154.03	

Location

12 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.



Viewing & Further Information



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