



18 Clanwilliam Square

Grand Canal Quay, Dublin 2, D02 V026

Turn-Key Office To Let

Recently Refurbished

1,110 sq ft
(103.12 sq m)

- Turn-Key, Own Door Office
- Fully Fitted
- 103 sq. m. / 1,110 sq. ft.
- 2 Car Parking Spaces
- Excellent Transport Links

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Summary

Available Size	1,110 sq ft
Rent	Rent on application
Rates Payable	€3,475 per annum
Service Charge	€1,200 per annum
Car Parking	2 Car Parking Spaces
BER Rating	C1 (800617524)

Description

18 Clanwilliam Square is a fully fitted, two-storey, own-door office building extending to c. 103 sq. m. / 1,110 sq. ft.

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

The property comprises LED lighting and carpet throughout, a new intruder and fire alarm system, kitchenettes on the ground and first floors and a bathroom on each floor.

The building has the benefit of 2 car parking spaces.

Specification

- Own Door Office
- Turn-Key Condition
- Fully Fitted
- Reception
- LED Lighting
- 2 Kitchenettes
- 2 Bathrooms

Accommodation

Accommodation extends to the following areas:

Building Type	sq ft	sq m	Availability
Office	1,110	103.12	Available
Total	1,110	103.12	

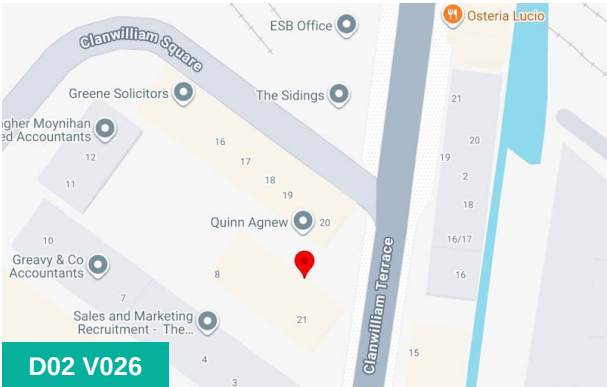
Location

18 Clanwilliam Square occupies a prominent location in Clanwilliam Quarter, Grand Canal Quay, 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 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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