



Penthouse, Cavendish House

Arran Court, Smithfield, Dublin 7, D07 H5CH

Turnkey Office

Fully Furnished

1,700 sq ft
(157.94 sq m)

- Fully Fitted Office
- c. 158 sq. m. / 1,700 sq. ft.
- Passenger Lift
- 2 Car Parking Spaces
- Excellent Transport Links

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Summary

Available Size	1,700 sq ft
Rent	Rent on application
Rates Payable	€7,686 per annum
Service Charge	€3,500 per annum
Car Parking	2 Car Parking Spaces
BER Rating	C3 (800509788)

Description

The office is located on the fourth floor of Cavendish House extending to c. 158 sq. m. / 1,700 sq. ft.

The penthouse provides bright, flexible accommodation with a mix of open plan offices, 2 cellular offices, a meeting room/board room and kitchenette.

The unit provides a fully fitted space in a refurbished office building in Dublin's City Centre.

The penthouse has been completed to a high-quality standard and has a modern ground-floor welcome area. The accommodation has an abundance of natural light and benefits from passenger lift access.

The unit has the benefit of 2 car parking spaces.

Location

The property is centrally located in Smithfield, Dublin 7, close to the legal district. It overlooks Smithfield Square providing ample staff amenities including restaurants, hotels, gyms and a cinema.

Various Court buildings are in close proximity including the Four Courts, The Family Circuit Court, the Bridewell District Court and Garda Station, The Bar Council of Ireland, Phoenix House Courthouse and the Law Library of Ireland.

This location is well served by public transport and the property is within 100m of the Luas Red Line stop at Smithfield connecting both Heuston and Connolly stations.

There are also numerous Dublin Bus routes serving Inns Quay at the Four Courts and Merchants Quay.

Dublin Bikes are located at Smithfield North, just a short walk away.

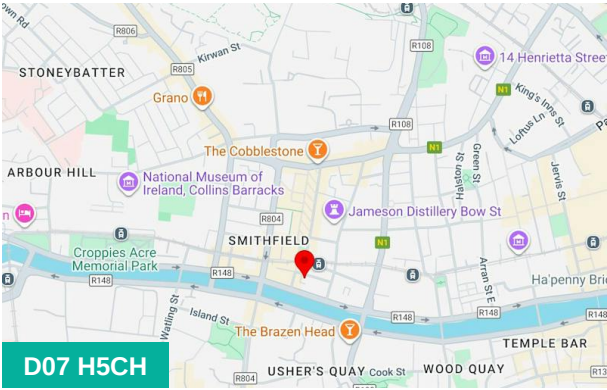
Accommodation

The accommodation comprises the following areas:

Description	Building Type	sq ft	sq m
Penthouse	Office	1,700	157.94
Total		1,700	157.94

Terms

To Let by way of Sub-lease or Assignment



Viewing & Further Information



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