



FOR SALE BY PRIVATE TREATY



WAREHOUSE

Unique Own Door
Office Building

THE WAREHOUSE, 26 A MOUNT EDEN RD, DONNYBROOK, DUBLIN 4, D04 VF60



Property Overview



A TWO-STOREY BUILDING
WITH MEZZANINE
EXTENDING TO APPROX.
4,883 SQ. FT.



PRIME DUBLIN 4
LOCATION IN THE HEART
OF DONNYBROOK.



FLEXIBLE LAYOUT
SUITABLE FOR OFFICE,
EDUCATIONAL, OR
MEDICAL USE (SPP).



EXCELLENT PUBLIC
TRANSPORT
CONNECTIVITY
INCLUDING DART, LUAS
AND DUBLIN BUS.



AVAILABLE FOR SALE WITH
VACANT POSSESSION.



GUIDE PRICE €2,000,000,
REFLECTING A CAPITAL
VALUE OF APPROX.
€367 PER SQ. FT.

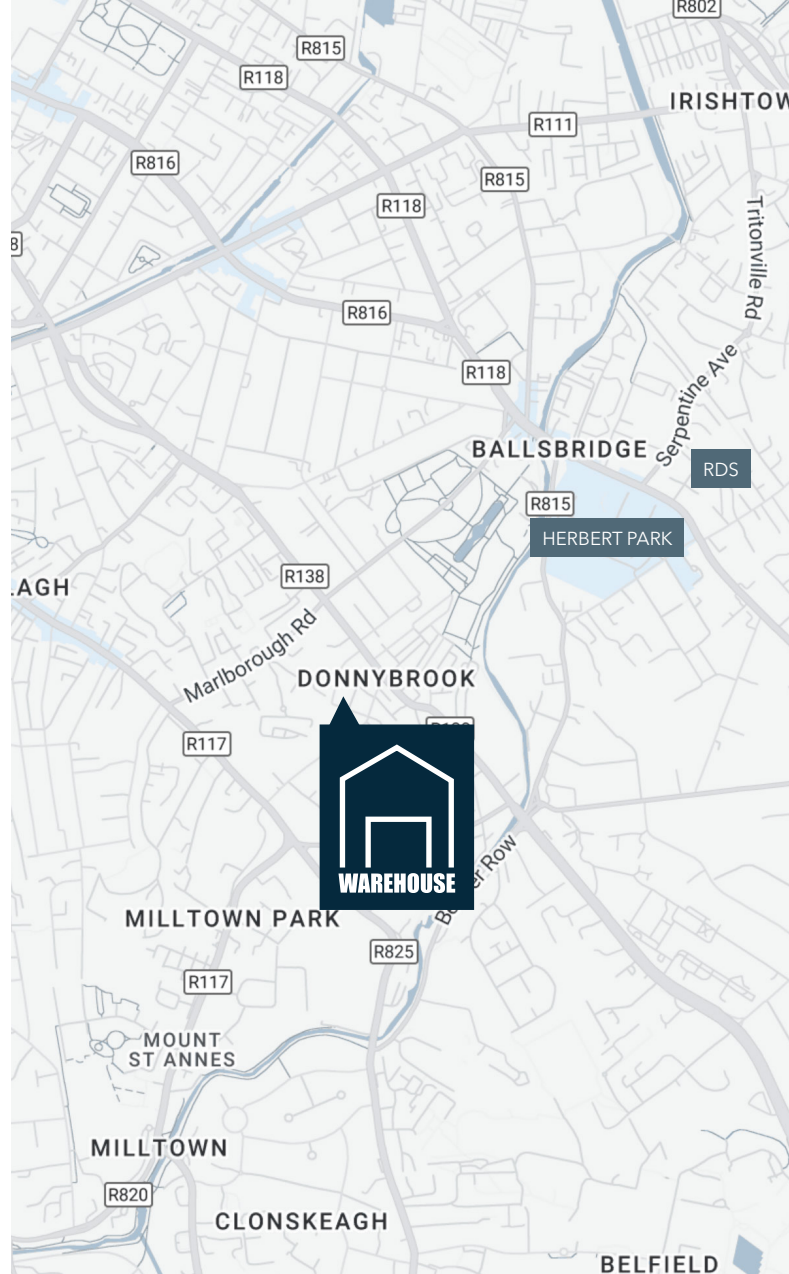
Location

The property enjoys a prime position in the heart of Dublin 4, located off Belmont Avenue in a quiet and secluded residential and commercial area, making it a superb location for businesses seeking an office address in Dublin 4.

The property is located within walking distance of many local landmarks such as Herbert Park, The RDS, The Morehampton Pub and Donnybrook Stadium. Retailers situated nearby include Tesco, Donnybrook Fair and range of local businesses.

Connectivity is strong, with several bus routes including the 11B, 39A, 145 running through the area. The area is also served by the Dart and Luas green line both within equal walking distance of approx. 15 - 20 mins, providing easy access to the wider city and suburbs.

Donnybrook has grown in popularity, as an office location and nearby developments such as Donnybrook House have brought premium occupiers such as Mola Architects, Spaces and the Brazilian Embassy to the location.



Description

The property is a two-storey with mezzanine office building extending to approximately 4,883 sq. ft, together with 8 secure car parking spaces.

The building is fully fitted and provides a mix of open-plan and private office accommodation, reception area and canteen with kitchen. A double height ceiling provides excellent natural light to all areas.

The building is suitable for a variety of uses, including educational, embassy, medical (subject to planning), and office accommodation.



Accommodation Schedule (NIA)

Floor	Area (Sq. M.)	Area (Sq. Ft.)
Ground	186.73	2,010
First	179.76	1,935
Mezzanine	87.14	938
Total	453.63	4,883



TITLE

The property is held under Freehold title.

BER



VIEWINGS

Strictly by appointment with sole selling agents Colliers.

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