



9 Clanwilliam Square

Grand Canal Quay, Dublin 2, D02 Y667

Refurbished Office To Let

Own Door Unit

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

Available Size	1,641 sq ft
Rent	€57,435 per annum
Rates Payable	€3,475 per annum
Service Charge	€2,100 per annum
Car Parking	2 Car Parking Spaces
BER Rating	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.

Specification

- Own Door Office
- Turn-Key Condition
- Fully Fitted
- LED Lighting
- Shower Facilities
- Kitchenette
- 2 Bathrooms

Accommodation

Name	sq ft	sq m	Availability
Building	1,641	152.45	Available
Total	1,641	152.45	

Location

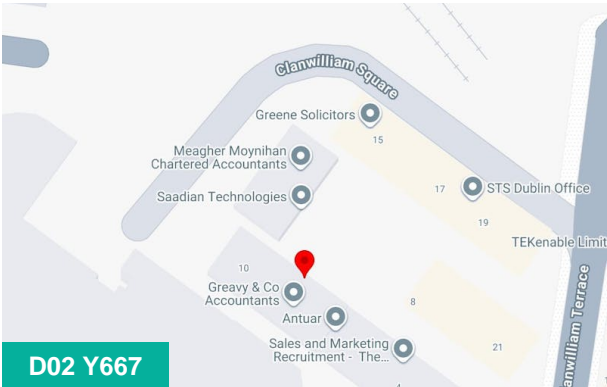
9 Clanwilliam Square occupies a prominent location in Clanwilliam Quarter, Grand Canal Quay, Dublin 2.

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.

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



Eoin Doyle
086-010 3963
edoyle@quinnagnew.ie