

TO LET

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COMMERCIAL PROPERTY SPECIALISTS



UNIT 8 THE FORGE KILL O'THE GRANGE DUN LAOGHAIRE, CO. DUBLIN - 700 SQ FT (65 SQ M) -

- BRIGHT & MODERN 2ND FLOOR OFFICE SUITE WITH LIFT ACCESS
- LOCATED BETWEEN DEANSGRANGE AND DUN LAOGHAIRE
- SUITABLE FOR A VARIETY OF USERS
- READY FOR IMMEDIATE OCCUPATION

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LOCATION

The property is located in the well-connected suburb of Deansgrange. Located nearby to the Pottery Business Centre on Pottery Road which is home to a diverse mix of occupiers including retail, healthcare and professional services. In addition, Deansgrange Business Park which has established itself as an office and commercial location with a range of office, retail and industrial occupiers. This has led to a vibrant working environment and commercial hub in the Deansgrange/Dun Laoghaire area.

The Forge building has a strong mix of occupiers including retail on the ground floor, with Paddy Power, Knobs & Knockers and Champs Barbers, on the first floor there is a dental practice, Dental Solutions and the second floor is home to the subject property and therapy rooms. The property is suitable for a variety of users.

The area is particularly well served by Dublin Bus due to its proximity to the N11 corridor. It is also within 2.5km of Salthill & Monkstown DART station and 3km of Dun Laoghaire DART station making the area well connected via public transport or car for office users.

DESCRIPTION

The subject property comprises a second floor office suite accessed via stairs or lift within the Forge Building in Deansgrange.

The office suite is laid out as open plan with plenty of natural light and ventilation provided via Velux windows. The office is painted and carpeted throughout and is fitted with storage heaters. The property has WIFI and phone connections available to a new occupier.

The office presents in turnkey condition and is ready for immediate occupation. There is a furniture pack available if required, or removed upon request.

There are toilet facilities located on the 2nd floor, just outside of the office.

ACCOMMODATION (APPROX)

	SQ FT	SQ M
Office	700	65
TOTAL	700	65

BER D2



Price available upon request. Inspection strictly by prior appointment only.

F. J. Frisby & Associates Limited | Suite 17 | The Mall | Beacon Court | Sandyford | Dublin 18 | D18 E3C8

Tel: **01 2933 800** Email: **info@fjfrisby.ie** Web: **www.fjfrisby.ie**

PSRA Licence No: **002980**

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