

TO LET

25
WOLFE TONE
STREET
GROUND FLOOR

GRIFFITH COLLEGE CITY CENTRE

CDET8

Retail Ireland
Safeway

SISUO

DUBLIN 1

DESCRIPTION

25 Wolfe Tone Street comprises a five storey over basement level property, featuring a blend of commercial & residential use. The self-contained Ground Floor unit offers 14,109 sq. ft. (1,311 sq. m. N.I.A) of fully fitted educational space, ideal for a range of college or training providers.



The current layout features 13 classrooms of varying sizes, 7 private offices/meeting rooms and a dedicated canteen facility. The property has an impressive 34 metres of frontage onto Wolfe Tone Street, offering excellent visibility in a high footfall area.

Situated just 750 metres from O'Connell Street, the property benefits from excellent public transport links. Both the Luas Red & Green lines are within a 5-minute walk, and there is a Dublin

Bike station conveniently located directly outside the main entrance, ensuring effortless access for staff, students, and visitors alike. Many of Dublin's bus routes operate along the Quays and O'Connell Street, both of these busy thoroughfares are located within 10 minutes' walk of Wolfe Tone Street.

Ample car parking options are conveniently available in the nearby environs, including at the Parnell Centre, Ilac Centre and Jervis Street Shopping Centre.

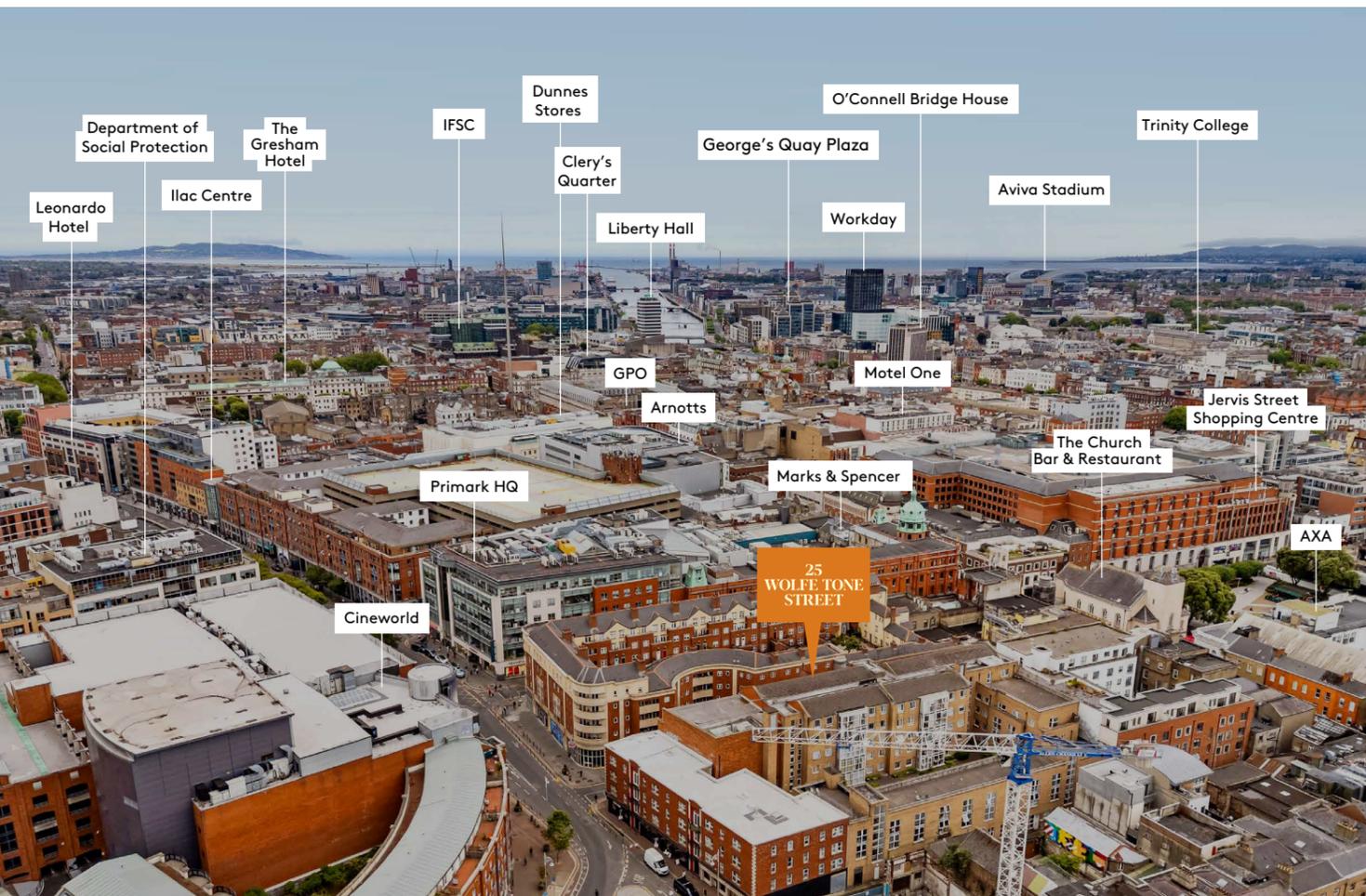


LOCATION

The property enjoys a prime location on Wolfe Tone Street, Dublin 1 with direct access to Parnell Street to the north and Mary Street to the south.

Mary Street adjoins Henry Street - one of Dublin City's most prominent shopping districts. This famous street is home to some of Ireland's top retail destinations including the Ilac and Jervis Shopping Centres, as well as the iconic Arnotts department store. The surrounding area also features a host of high-profile international retailers such as Next, Zara and Marks & Spencer.

The area boasts weekly footfall levels of over 600,000 with Wolfe Tone Street benefiting from this volume of passing trade. There is an excellent blend of occupiers in the area including Cineworld, AIB, AXA, McDonalds, Nando's, and The Church Bar.



SPECIFICATION

- Solid flooring
- Carpeted throughout
- Perimeter trunking
- Suspended ceilings with recessed LED lighting
- Air conditioning
- Kitchenette facility
- Ladies, Gents & Disabled toilet facilities
- Shower facilities
- Fire & security alarm
- CCTV
- Comms room
- BER: **BER C1**
- Available immediately

FLOOR PLANS





Further Information & Contacts

Quoting Rent

On application

Rates

The 2026 Local Authority rates equate to €3.92 per sq. ft.

Service Charge: To be confirmed

Lease Terms: Available by way of Lease Assignment on a 20-year lease from 16th April 2018 with a Tenant break option in at the expiration of year 15, subject to 9 months written notice. Lease expiry April 2038.

BER: **BER C1**

Viewings strictly by appointment through sole letting agents
BNP Paribas Real Estate.



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