

TO LET

GROUND FLOOR

24-26 ORMOND QUAY UPPER

DUBLIN 7

D07 DAV9

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BER D2

DESCRIPTION Ground floor office located on Ormond Quay, the accommodation comprises a mixture of open plan and cellular office along with a kitchenette. The unit comprises approx. 98.01 sq. m (1,055 Sq. ft) NIA. Internally, there is plastered and painted walls, suspended ceilings, carpeted flooring, wall mounted CAT5 cabling and air conditioning. There are male and female toilets located in the communal area.

LOCATION Highly convenient location on the north side of Ormond Quay Upper approx. 220m from The Four Courts in Dublin City Centre. The property has excellent transport links including Luas Red Line and various Dublin Bus routes. High profile occupiers in the immediate area include The Four Courts, various solicitors, Jameson Distillery and The Hilton Hotel.

OUTLAY Rates TBC
Service Charge 2025 €9,480.43 exclusive of VAT – heating is included in the service charge.
Insurance €843.88

BER DETAILS BER Rating: D2
BER Number: 800430423 BER Energy Performance Indicator: 581.82kWh/m2/year

RENT €35,000 per annum exclusive

VIEWING By appointment only through sole agents McNally Handy & Partners.

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