

**TO LET**

**GROUND FLOOR**

**24-26 ORMOND QUAY UPPER**

**DUBLIN 7**

**D07 DAV9**

**McNally  
Handy**

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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/m<sup>2</sup>/year

**RENT** €35,000 per annum exclusive

**VIEWING** By appointment only through sole agents McNally Handy & Partners.  
Carley Fahey 01 664 0206      James Dunphy 01 664 0205  
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