



16 Wentworth, Eblana Villas

Dublin 2, D02 HV08

Own Door Office

Vacant Possession

1,296 sq ft

(120.40 sq m)

- Fully Fitted, Mid-Terrace Office
- c. 120 sq. m. / 1,296 sq. ft.
- Vacant Possession
- Excellent Transport Links

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Summary

Available Size	1,296 sq ft
Price	Price on application
Rates Payable	€3,002 per annum
Service Charge	€800 per annum
Car Parking	N/A
Legal Fees	Each party to bear their own costs
BER Rating	C3 (800630279)

Description

The property is a fully fitted, two storey, own door office building extending to c. 120 sq. m. / 1,296 sq. ft.

The high quality fit out provides a bright, mix of cellular and open plan office space on the ground and first floor.

The property comprises LED lighting and carpet throughout, an intruder and fire alarm system, shower facilities on the first floor and a kitchenette and bathroom on each floor.

Specification

- Own Door Office
- Fully Fitted
- LED Lighting
- Newly Carpeted
- Gas Fired Central Heating
- 2 Kitchenettes
- Shower Facilities

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	628	58.34
First Floor	668	62.06
Total	1,296	120.40

Location

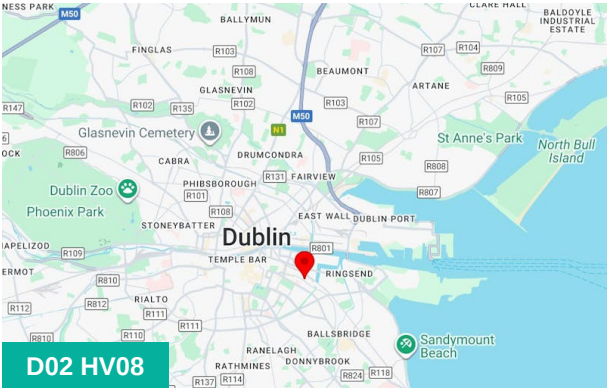
16 Wentworth is located on Eblana Villas, just off Grand Canal Street Lower. The Wentworth development is conveniently located in the CBD, near to Grand Canal Dock.

The property is within 15 minutes of Grafton Street and is well-connected by public transport, with the DART at Grand Canal Dock and Pearse Street being equally distant.

Wentworth is surrounded by numerous important worldwide occupiers including Accenture, Google, Perrigo Company and PML Group.

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew



Viewing & Further Information

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