



9 Greenmount House, Greenmount Office Park, Harold's Cross, D6W T653

TO LET

BER E2



73 Sq. m.



Up to 5 No. Designated
Car Parking Spaces



Gated
Development

High Profile, Self-Contained & Fully Fitted, First
Floor Office Suite Convenient to the City Centre



LOCATION HIGHLIGHTS

- Greenmount Office Park is a mature, actively managed office development fronting Harold's Cross Road.
- 120 metres from Harold's Cross Bridge on the southern side of the Grand Canal.
- The City Centre is readily accessible with St. Stephen's Green within 20 minutes walk (1.7 km).
- Harold's Cross Road is well serviced by Dublin Bus routes including 9, 16, 16c, 49 and 54a.
- Harold's Cross Park is 300 metres from the property.
- Eateries and watering holes in the locality are ever improving. Those worth more than one visit include Clanbrassil House, Craft, HX 46 Cafe, Bastible, Gaillot et Gray, Locks, 57 The Headline and MVP.

PROPERTY FEATURES

- Self-contained, first floor, fully fitted office suite.
- Bright accommodation is fully open plan.
- Concrete floor, covered with new carpet.
- Plastered and painted walls.
- Suspended ceiling incorporating new LED light fittings.
- Dado perimeter trunking.
- New Electric heaters throughout.
- New tea station.
- New window blinds.
- 2 No. exclusively designated toilets (separate from floor areas stated).
- Option of up to 5 No. exclusively designated car parking spaces, available by separate negotiation.

General

- Opportunity for illuminated internal window signage.
- Actively managed and landscaped, mature development.
- Low annual service charge.
- Gated car park.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake their own investigation into the working order of these items.



ACCOMMODATION (Sq. m.)

Gross Internal Area	73
Net Internal Area	72

Floor areas above are rounded. Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

BER

BER: E2

BER No.: 800469280

Energy Performance Indicator: 750 kWh/m²/yr

LEASE

Available on flexible lease terms on a full repairing and insuring basis.

ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES

MINS

St. Stephen's Green	7
M50 Motorway Junction 10	12
Sandyford Business District	14
Dublin City Centre	15
Dublin International Airport	25

(Source: Google Maps without traffic)



GPS: 53.32823, -6.27686

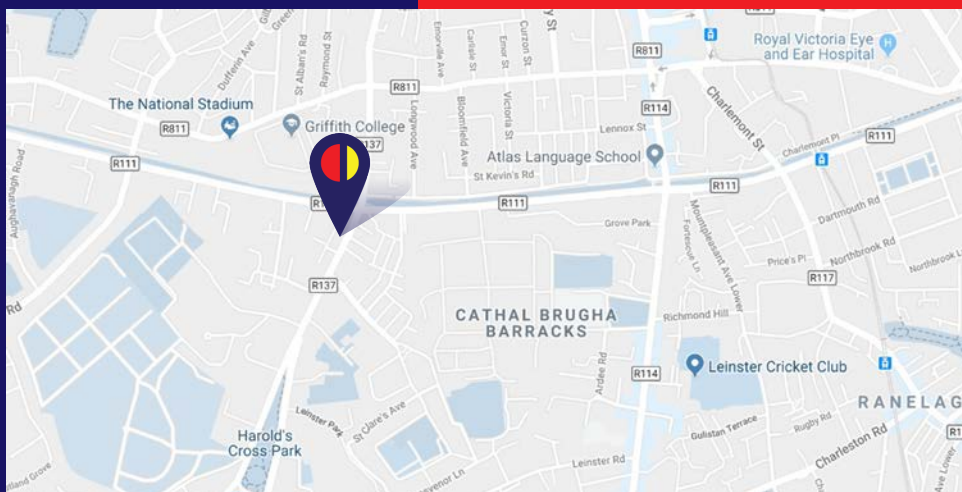


T: +353 1 453 2755

E: info@harvey.ie

W: www.harvey.ie

PSRA Licence No. 002027



DISCLAIMER

Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.