

FOR SALE

6 + 7
GREENMOUNT HOUSE
D6W YY90

HAROLD'S CROSS





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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 only 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.



LOCAL EATERIES & BARS

- Bastible
- Board
- Craft
- Gaillot et Gray
- HX 46 Cafe
- Konkan
- Lena
- Southbank
- The Libertine

PROPERTY HIGHLIGHTS



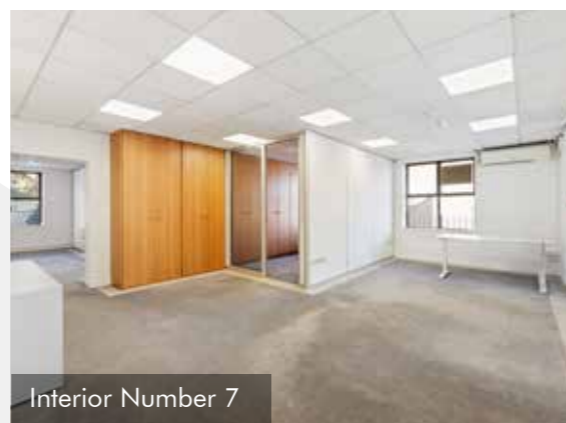
71 - 142 sq m /
761 - 1,522 sq ft of
Space across two Office Units



Up to 4 No. Exclusively
Designated Car Parking
Spaces Included



Actively Managed
Development with Low
Annual Service Charge



PROPERTY FEATURES

- 2 No. own door, ground floor, fully fitted office suites. No. 7 has 2 entrances and fronts Harold's Cross Road.
- Bright accommodation with a combination of open plan and cellular accommodation.
- Concrete floors, covered with carpets.
- Plastered and painted walls.
- Suspended ceilings incorporating recessed LED light fittings.
- Dado perimeter trunking with power and data wiring.
- Electric radiators to No. 6 and air conditioning to No. 7.
- Tea station in No. 6. There was originally a tea station in No. 7 but this was removed with services capped.
- Window blinds throughout.
- 2 No. exclusively designated toilets per office suite, separate from stated floor areas.
- 2 No. exclusively designated car parking spaces per office suite.

GENERAL

- Opportunity for illuminated internal window signage (in situ).
- Actively managed and landscaped, mature development.
- Low annual service charge.
- Gated car park.
- Intruder alarm installed. This is a single system and will be left as is.

ACCOMMODATION

Measurement Application – Gross Internal

Greenmount House No.	sq m	sq ft
No. 6	71	761
No. 7*	71	761
Total Gross Internal Area	142	1,522

*Profile to Harold's Cross Road & 2 Entrances

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



Interior Number 7

THE OFFERING

- 6 + 7 Greenmount House are originally separate office suites, each with their own dedicated entrances, toilets (2 No.) and car parking spaces (2 No.) but that were most recently occupied by the same company with a small pedestrian access ope created in the party wall, which can easily be reinstated.
- Best positioned offices in Greenmount Office Park, at its entrance and at ground floor.
- The properties are being offered For Sale by Private Treaty in one or separate lots and in the case of sale/s, there will be separate Contracts for Sale.
- No. 6 is in the VAT net but there is a very short VAT life remaining. Its sale will be subject to VAT however, it can be sold without VAT applying to its sale, subject to a relatively small additional cost. No. 7 is not in the VAT net and therefore, no VAT will apply to its sale.
- Each unit is separately metered for electricity.
- Local Authority Rates Assessment was combined and can be re-separated.
- A medium-term Lease of the entirety will be considered with a minimum term certain of 10 years, subject to a Deed of Renunciation.

TERMS

On application.

BER

Greenmount House No.	BER	BER No.	Energy Performance Indicator
No. 6		801122722	358 kWh/m ² /yr
No. 7		801123043	226 kWh/m ² /y

SOLE AGENT



PSRA Licence No. 002027

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