

**5/7 CLANWILLIAM
TERRACE
GRAND CANAL QUAY
DUBLIN 2**

**Unique Own-Door
City Centre Opportunity**

**TO
LET**

Fully refurbished offices
c. 245 m²
6 designated car parking spaces
Located in Dublin's CBD
Excellent transport links



01 662 3113
www.quinnagnew.ie





LOCATION

Strategically positioned in the heart of Dublin's Central Business District, Clanwilliam Terrace is accessed off Grand Canal Street, in close proximity to its intersection with Clanwilliam Place, immediately adjacent to The Treasury Building and Grand Canal Plaza.

The Clanwilliam estate is a boutique office development with mature landscaped surrounds, affording occupiers immediate access to the city's principal commercial, shopping and leisure quarters. The immediate area is served by a range of fine dining eateries and high quality hotels.

The property is well abetted by public transport including a Dublin Bike terminal located in close proximity. Nearest DART and LUAS stations are at Barrow Street and St. Stephen's Green respectively. On-street pay and display car parking is also provided.

DESCRIPTION

The subject property comprises two adjoining, own door, mid-terraced offices.

The property is of traditional concrete block construction with feature brick façade.

The property, which benefits from dual access, has recently undergone an expansive refurbishment programme and is being offered in turn key condition.

The current configuration provides open plan offices over ground and first floors.

Other notable features include:

- Gas central heating
- Perimeter trunking wired for power / data
- Cat 6 data cabling
- Alarmed
- Designated reception area
- Kitchenette and canteen facilities

ACCOMMODATION

The approximate gross internal floor area is as follows:

Entire: 245 m² (2,640 ft²)

6 car parking spaces.

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

LEASE TERMS

The property is available to let on a new modern lease.

COMMERCIAL RATES

2017 - €7,585.20

SERVICE CHARGE

2017 - €4,767.88

BER RATING

BER C1

BER Number: 800566374

EPI: 414.02 kWh/m²/yr



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