

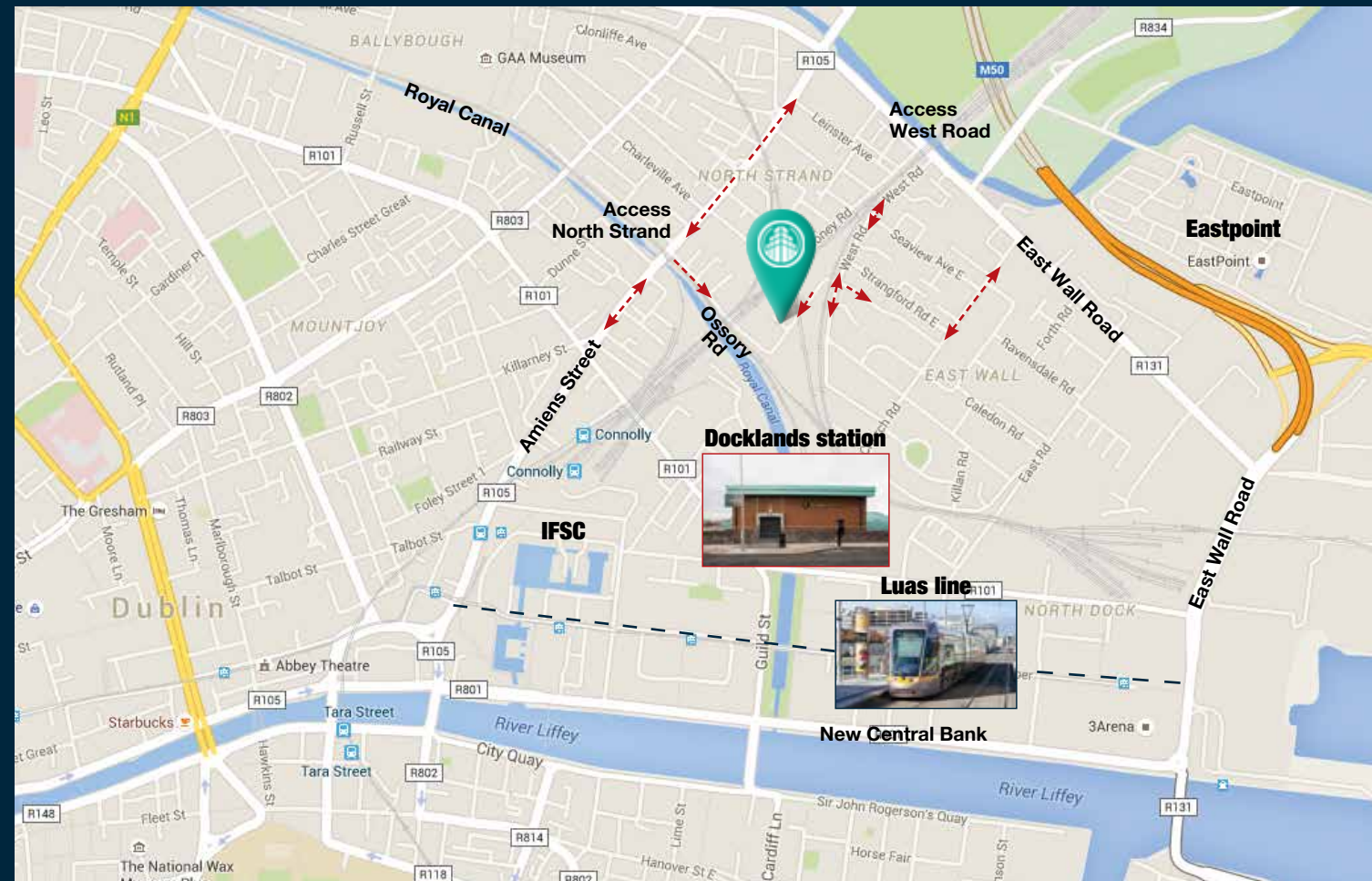
View from Block C to Courtyard



Live / work unit



Live / work unit



BLOCK C, CROSBIE'S YARD OSSORY ROAD, DUBLIN 3

Modern mixed use building
Currently laid out as offices and
8 live / work units
c. 2,620 m² + 30 cars
Part of an established development
Suit a variety of uses
Excellent transport links

FOR SALE



BER RATING

BER F
BER No. 107486243
EPI: 406.77 kWh/m²/yr

TITLE

Long leasehold.

SOLICITORS

Gore & Grimes
Cavendish House
Smithfield
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LOCATION

Crosbie's Yard is situated on Ossory Road which is located off North Strand Road and connects to the East Wall via West Road.

The property is close to the City Centre and adjacent to Connolly Station, IFSC, The Point and is within distance of the City Centre.

Dublin Bus serve North Strand Road/West Road, and the DART and Busuras are within walking distance.



Lobby

DESCRIPTION

Sisk built, Block C is an imposing detached five-storey over basement building fronting onto a secure landscaped courtyard.

The building was originally designed by award winning architects, Scott Tallon Walker, to accommodate office/incubator units and a gym. The building currently also accommodates 8 live/work units.

In addition, planning has been obtained to allow for further flexibility in the building.

The building enjoys excellent natural light and offers flexible floor plates.

Specifications include:

- Raised accessed floors
- Lift serving all floors
- Generous reception area
- Suspended acoustic tiled ceilings with recessed lighting
- Cedar panels to balconies and frosted glass
- Techcrete panels with self-colour rendering
- Rationale windows

ACCOMMODATION

The approximate net and gross areas comprise the following:

| | GIA | NIA |
|------------------------------------|------------------------------|------------------------------|
| Basement: | 440 | 323 |
| Ground: | 457 | 336 |
| First: | 454 | 357 |
| Second: (4 live/work units) | 454 | 327* |
| Third: (4 live/work units) | 454 | 329* |
| Fourth: | 359 | 262 |
| | <hr/> 2,618 m ² | <hr/> 1,394 m ² |
| | <hr/> 28,180 ft ² | <hr/> 20,815 ft ² |

*Live work units shown as complete unit - see detailed schedule for breakdown.

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

OPPORTUNITY

Block C, Crosbie's Yard offers investors, training / educational users, representative bodies and office users a unique opportunity to benefit from a "ready to go" building which offers flexibility in a central location.

