



**UNITS 4 & 5
SECOND FLOOR, BLOCK 1
ARRAN SQUARE
ARRAN QUAY
DUBLIN 7**

High end fit-out
Ideal for legal professional
Adjacent to the Four Courts
Extensive shared facilities
c. 115 m² (1,237 sq.ft.)
Two car spaces

**FOR
SALE**

01 662 3113
www.quinnagnew.ie



LOCATION

The property is situated within Arran Square, Arran Quay, which is a purpose built apartment/office complex bounded by Arran Quay, Church Street, Hammond Lane and Lincoln Lane.

The offices are located on Lincoln Lane c. 100 metres from the Smithfield LUAS stop and the amenities of Smithfield Square.

Located within three minutes' walk from the front portico of the Four Courts the property would ideally suit an occupier in the legal profession.

DESCRIPTION

Arran Square itself comprises three purpose built office blocks of four & five storeys with a central courtyard where the unit's two parking spaces are located.

The subject unit comprises part of the second floor of Block B. The property is currently laid out in a configuration comprising one large open plan office, one private cellular office and one boardroom. In addition, there is ancillary areas for kitchen and stores.

Features:

- Raised access floors
- Double glazed windows
- Carpeted throughout
- Alarmed
- Suspended ceilings

The unit also benefits from the use of an additional shared kitchen, boardroom, reception and male and female toilets.



ACCOMMODATION

The approximate net internal area is as follows:

	m ²
Private Office	31.7
Open Plan Office	38.4
Boardroom	34.8
Storage Room	4.4
Kitchenette	5.6
Total	<u>115</u>

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

SERVICES

All mains services are available to the unit. The building is fitted with an intruder alarm system. The floor has shared facilities available (details on request).

RATEABLE VALUATION

Rates for 2014 of €4,800.

BER RATING

BER B3

BER Rating: B3
BER No: 800261018
EPI: 58.43 kg CO₂/m²/yr 0.88

LOCATION MAP



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