

2 The Anchorage Charlotte Quay Dublin 4

- Quality Own Door Office
- c. 74 sq. m. / c. 797 sq. ft.
- Superb City Centre Location
- Flexible Lease Terms



01 662 3113 www.quinnagnew.ie



LOCATION:

The office is located in the heart of Grand Canal just off Ringsend Road. This is a central location and is only minutes from the City Centre.

There are many amenities in the area including bars, cafés and restaurants. Public transport is well catered for with numerous Dublin Bus routes located adjacent to the development, and the added benefit of the Grand Canal DART Station and a Dublin Bike Station situated close by.

DESCRIPTION:

The office is self-contained and comprises a bright open plan layout. Internally the office is well finished with fitted kitchenette, carpeted floors, electric storage heating, and plastered and painted walls.

There is also perimeter trunking and double-glazed floor to ceiling windows maximising available light.

The property is available fully furnished or vacant.

FEATURES INCLUDE:

- Carpeted Throughout
- Electric storage heating.
- Perimeter Trunking
- Kitchenette
- Fully alarmed.
- Intercom access.



20 Clanwilliam Square, Grand Canal Quay, Dublin 2 The approximate Net Internal Floor area is:

 NIA
 Sq. m.
 Sq. ft.

 Ground
 74
 797

 Total
 74
 797

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

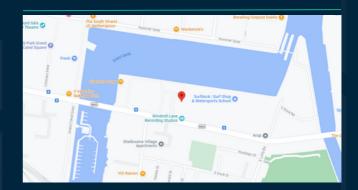
LEASE: New Flexible Lease

RATES 2023: c. €2,600

SERVICE CHARGE: c. €2,400

BER: D2

No: 800465577 601.1 kWh/m2/yr/1.82



T: +353 1 662 3113 E: info@quinnagnew.ie www.quinnagnew.ie

PSRA: 003454

The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.