



9 Clanwilliam Square

Grand Canal Quay

Dublin 2

- Own Door Three Storey Mid Terrace Office
- c. 152 sq. m. (1,641 sq. ft.)
- 2 Car Parking Spaces
- Turnkey Condition



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AGNEW**

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**TO
LET**

LOCATION

9 Clanwilliam Square, Grand Canal Quay, is within a prominent location in Dublin City Centre. The area is located close to Grand Canal which has many international and large employers including NAMA, Accenture, Google, Facebook, LinkedIn and NTMA.

The area benefits from excellent public transport with close proximity to Grand Canal DART Station, as well as numerous Dublin bus routes and Dublin Bike Stations.

DESCRIPTION

The property is a three storey own door mid terrace office building extending to approx. 152.5 sq. m. (1,641 sq.ft).

The accommodation provides mostly open plan offices with a meeting room on the ground floor and a board room on the third floor.

The property has just been thoroughly refurbished and includes toilets on each floor, tea station on the ground floor, a kitchen and full bathroom with shower on the second floor.

It also includes new LED lighting throughout, CAT 5E cabling and intruder and fire alarm systems.

FEATURES

- Own Door Office
- Turnkey Condition
- Kitchen & Bathroom Facilities
- Cat 5 Data Cabling

Accommodation

GIA	sq. m.	sq. ft.
Ground Floor:	50.9	547
First Floor:	50.8	547
Second Floor	50.8	547
Total:	152.5	1,641

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

LEASE TERMS: Flexible New Lease

RATES LIABILITY 2024: c. €3,475 p.a.

BER D2 No. 800178279
EPI: 772.88 kWh/m²/yr



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