

HERMITAGE HOUSE

1 - 3 SANDFORD ROAD, RANELAGH, DUBLIN 6



- Excellent offices to let
- Three floors
- Recently Refurbished
- From 1,065 sq.ft. - 7,027 sq.ft.



HORA
PROPERTY CONSULTANTS

01 665 0456



DESCRIPTION

Recently refurbished office building in the heart of Ranelagh offering excellent accommodation over three floor or individual suites.

The property has been entirely refurbished to the highest standard to provide a modern, bright and energy efficient work place. There are newly fitted uPVC windows throughout and the meeting rooms are serviced with a new air conditioning system. There is category VI cabling, complete with high efficiency LED lighting and PIR sensors within suspended ceilings. There is gas central heating with wall mounted radiators in each room.



INSURANCE

For entire building approx. €7,000 pa

RATES

For entire building 2018 approx. €12,958 pa

ACCOMMODATION

Gross Internal Areas			
Level	Description	Sq.m. (GIA)	Sq.ft. (GIA)
First Floor	7 offices with facilities	277	2,981
Second Floor	5 offices with facilities	277	2,981
Third Floor	1 office with facilities	99	1,065

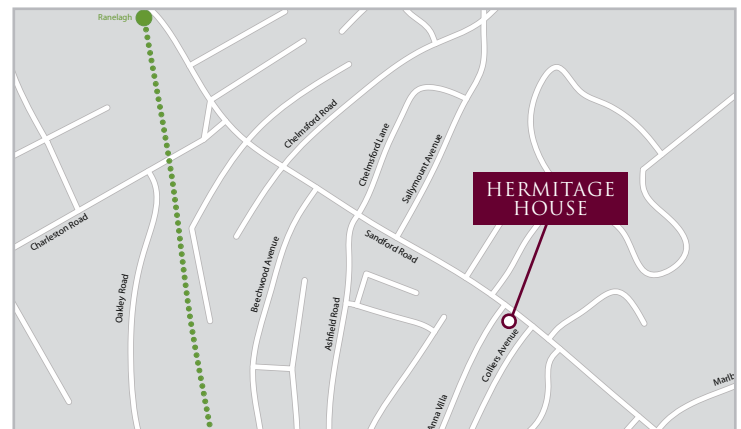
FEATURES

- Recently refurbished
- Gas central heating
- Excellent location
- Category 6 cabling
- Superb facilities

BER DETAILS

BER: B2 BER No.: 800375198

Energy Performance Indicator: 238.54 kgCO₂ /m² /yr.



VIEWING

By appointment only with Sole Agents Hora Property Consultants. Contact Aidan Hora or Ben Beach on (01) 665 0456.

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