



## 18 Clanwilliam Square Grand Canal Quay Dublin 2

- Turn-Key Own Door Office
- c. 103 sq. m. (1,110 sq. ft.) GIA
- Excellent Transport Links
- 2 Parking Spaces



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**FOR  
SALE**



## LOCATION

18 Clanwilliam Square occupies a prominent location in Clanwilliam Quarter, Grand Canal Quay, Dublin 2.

The Silicon Docks area is a well-established business location with national and international occupiers such as Google, Accenture and Stripe.

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

## DESCRIPTION

The property is a fully fitted, two storey own door office building extending to c. 103 sq. m. / 1,110 sq. ft.

The high quality fit out provides a bright, mix of cellular and open plan office space on the ground and first floor.

The property comprises LED lighting and carpet throughout, new intruder and fire alarm system, kitchenettes on ground and first floor and a bathroom on each floor.

## FEATURES INCLUDE

- Fully Fitted
- Own Door Office
- LED Lighting
- Carpeted
- Gas Fired Central Heating
- 2 Kitchenettes
- 2 Bathrooms

**TENURE:** Freehold

**COMMERCIAL RATES:** c. €3,014 p.a.

**SERVICE CHARGE:** c. €1,200 p.a.

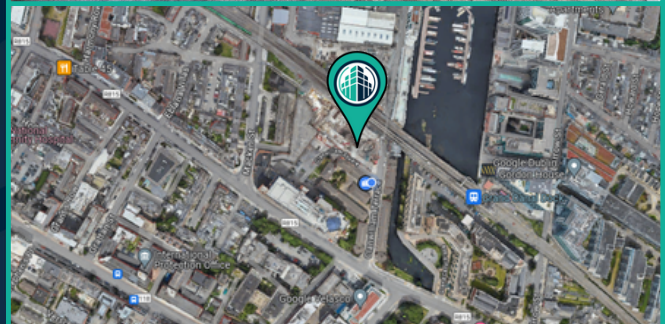


## ACCOMMODATION

GIA	sq. m.	sq. ft.
Ground Floor	51.6	555
First Floor	51.6	555
<b>Total</b>	<b>103</b>	<b>1,110</b>

2 Car Spaces are Demised with the Unit

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



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