

**TO LET**

**McNally  
Handy**

**GROUND & 1<sup>ST</sup> FLOOR  
10 WINDSOR PLACE  
DUBLIN 2  
D02 CF22**

3 Pembroke Street Lower,  
Dublin 2, Ireland.

Eircode: D02 FH24

reception@mcnallyhandy.ie

t. +353 1 661 2003

f. +353 1 661 1887

mcnallyhandy.ie



- Private and secure gated development
- Modern office accommodation over two floors 100.29SQM (1,079 sq. ft)
- Located within the traditional CBD
- One designated car parking space available

## GROUND & 1<sup>ST</sup> FLOOR 10 WINDSOR PLACE, DUBLIN 2, D02 CF22

### Description

Available to let modern ground and 1<sup>st</sup> floor open plan office accommodation extending to 100.29 SQM (1,079.59 SQFT).

10 Windsor Place is securely and discreetly located within an attractive gated development and consists of the ground and 1<sup>st</sup> floor of this 3-storey own door office building. The property has recently undergone works to extensive modernisation as displayed in the pictures attached.

Specification comprises of laminate wood flooring with perimeter trunking, plaster painted walls and ceilings with fluorescent tube lighting and modern electric storage heating. Ground floor benefits from a small kitchenette Bathrooms are provided on each floor. There is one designated car parking space available located in the courtyard.



### Location

The property is located off Lower Baggot Street and is accessed via Windsor Place off Lower Pembroke Street. Windsor Place is an exclusive gated courtyard style development of approximately 30 own door office units in the heart of Dublin's Central Business District.

This prime city centre location is serviced by a host of amenities including restaurants, shops and bars, and is within walking distance of Pearse Street DART station and the Luas at St Stephen's Green.

### Viewing

By appointment only through sole letting agents McNally Handy & Partners.

### Contact

Marcel Stanisz 01-6640221

[Marcel@mcnallyhandy.ie](mailto:Marcel@mcnallyhandy.ie)

PSRA Licence Number: 002226-010102

### BER Details

BER: D2

BER Number: 801003302

Energy Performance Indicator: 273.7 Kwh/m<sup>2</sup>/yr

Accommodation	SQM	SQFT
Ground Floor	46.55	501.12
1 <sup>st</sup> Floor	53.74	578.45
<b>Total</b>	<b>100.29</b>	<b>1,079.59</b>

### Features

Private and secure office accommodation

Located within the traditional CBD

*\*One car parking space at €3,000 per annum by way of licence.*

### Service Charge 2024;

c. €1,320 + Vat

### Rates 2024;

c. €3,681

### Quoting Rent

€35,000 per annum exclusive



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA No.002226