



# Ground Floor, Two Haddington Buildings

Haddington Road, Dublin 4

*Fitted Grade A Office Accommodation – To Let by Flexible Lease / Sub-Lease*







## OVERVIEW



**Grade A Office  
Accommodation**



**2 Car Parking  
Spaces**



**Canteen**



**Approx. 4,880 sq ft**



**Bicycle  
Parking & Shower  
Facilities**



**Central Business  
District Location**



**Open Plan &  
Meeting Rooms**



**Modern  
Reception**



**DART, Luas &  
Dublin Bus  
Proximity**



## DESCRIPTION

Two Haddington Buildings comprises a Grade A office building, refurbished to a high standard in 2016 and located in the heart of the CBD. The Ground Floor offers an opportunity to occupiers to acquire 4,880 sq ft of fitted modern office space on a flexible lease.

The Ground Floor comprises an efficient L shaped floor plate complete with a contemporary and flexible fit out. The layout is predominantly open plan with some cellular rooms including two impressive boardrooms, a private office and a modern canteen.

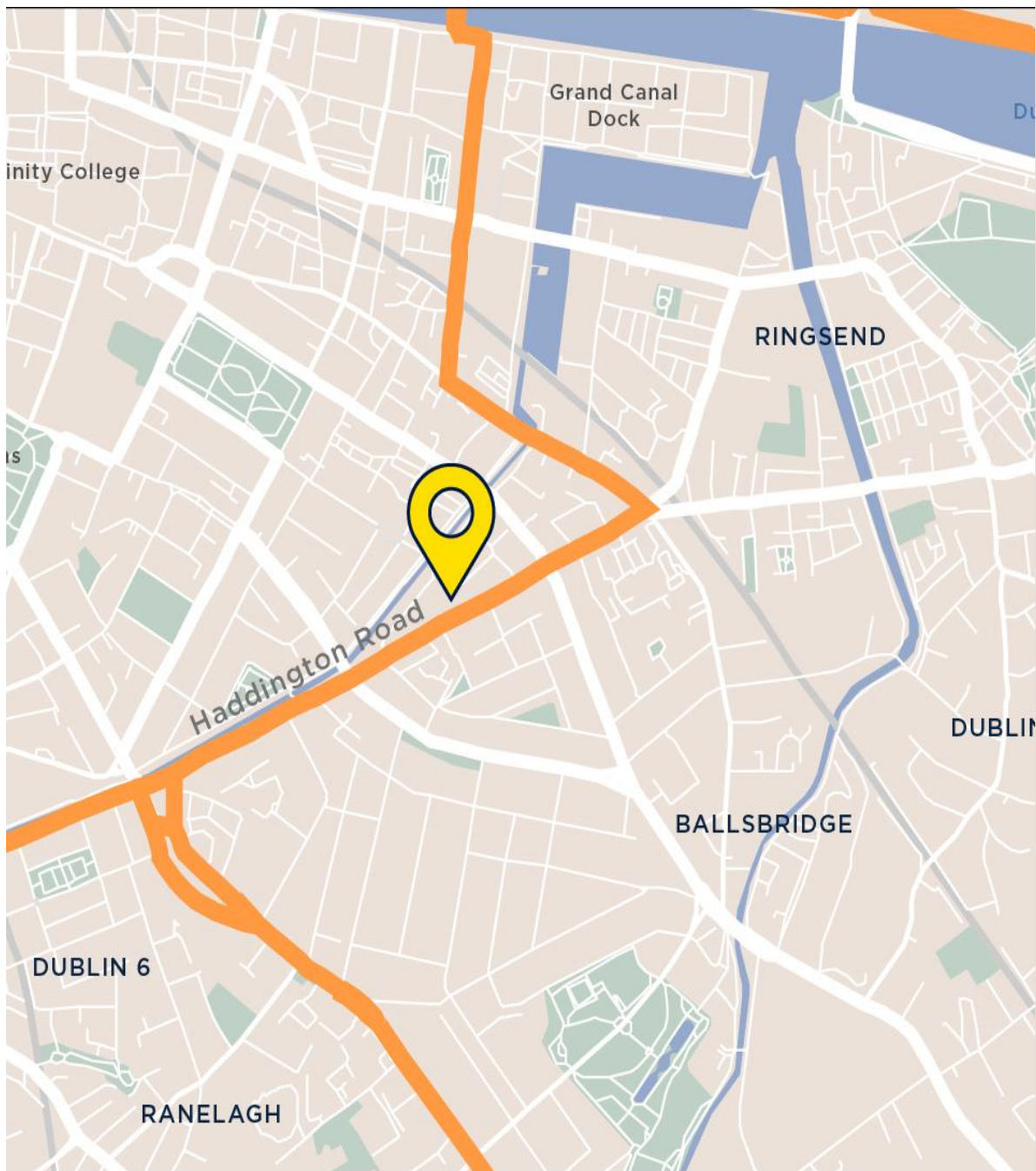
The office space is finished with Raised Access Floors, chilled beam air conditioning and exposed ceilings.



## LOCATION

Two Haddington is centrally located just off Baggot Street Lower and the Grand Canal. It is situated just a 15 min walk from St. Stephen Green, Grand Canal Dock and Ballsbridge. The area is also close to major public transport links with the DART, Green Line Luas and Dublin Bus all within a short walking distance.





LOCATION MAP – For indicative purposes only

## LEASE

Sub-lease / Assignment

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

## BER RATING

B3

## CONTACT

For further information please contact:

**Seán Ryan McCaffrey**

01 618 1383  
Sean.ryanmccaffrey@Savills.ie

**David O'Malley**

01 618 1458  
David.omalley@Savills.ie



**Savills**  
33 Molesworth Street  
Dublin 2  
D02 CP04  
  
+353 1 618 1300  
savills.ie  
  
PSRA: 002223

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.