



Ground Floor, Two Haddington Buildings

Haddington Road, Dublin 4

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

savills



OVERVIEW



**Grade A Office
Accommodation**



Approx. 4,880 sq ft



**Open Plan &
Meeting Rooms**



**2 Car Parking
Spaces**



**Bicycle
Parking & Shower
Facilities**



**Modern
Reception**



Canteen



**Central Business
District Location**



**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.

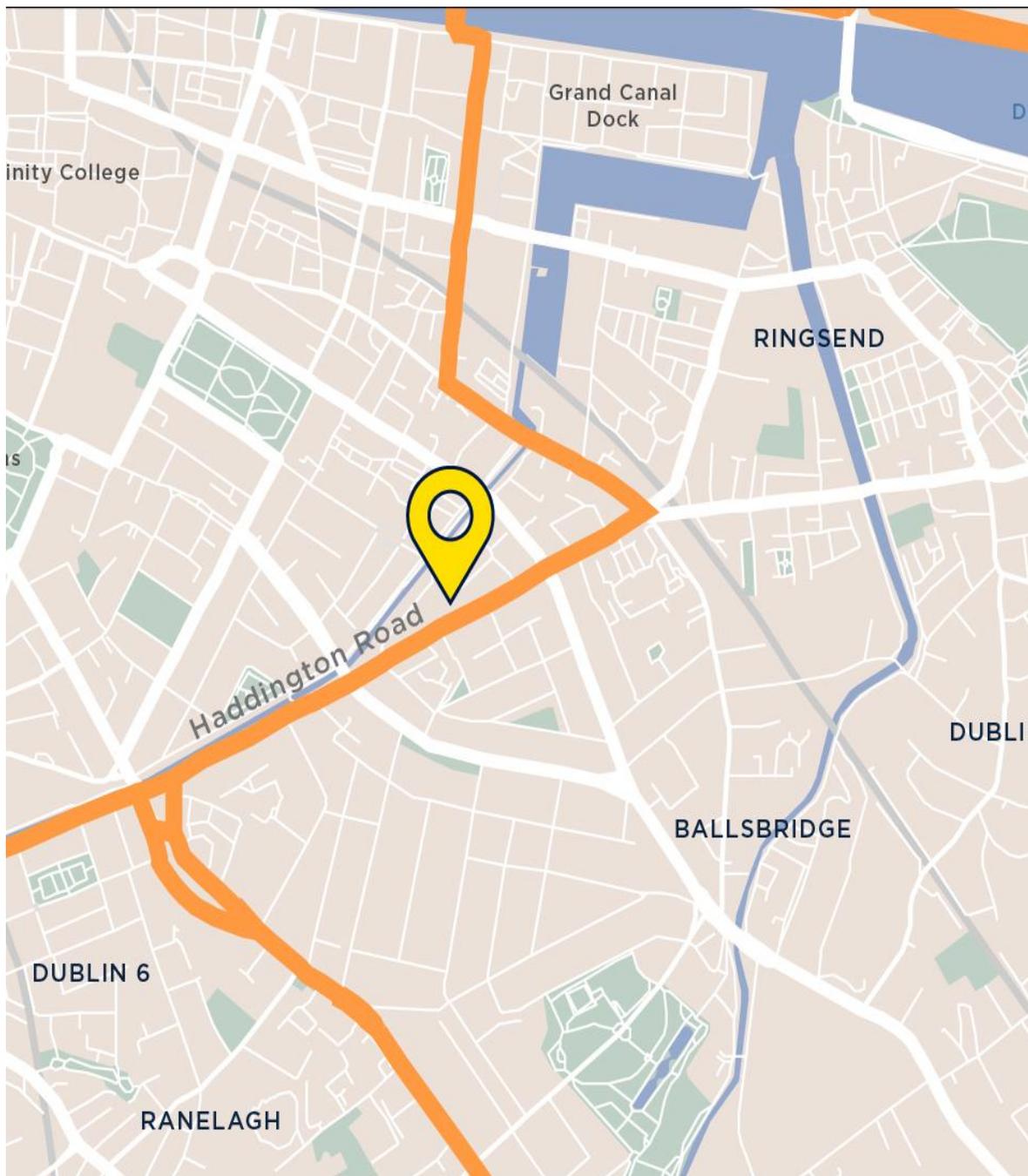
The Ground Floor comprises an efficient L shaped floor plate complete with a contemporary and flexible fit out. The layout is predominantly open plan with some cellular rooms including two impressive boardrooms, a private office and a modern canteen.

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.

TO LET – Ground Floor, Two Haddington Buildings



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

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