

GROUND FLOOR OFFICE TO LET

ONE GRANT'S ROW

DUBLIN 2



savills



DESCRIPTION

The ground floor of 1 Grants Row is a modern office extending to approximately 3,989 sq ft (370.6 sq m). It is currently laid out to provide a mixture of open plan and cellular office space, as well as ample boardroom, meeting and collaborative spaces. Finishes within this office space include; raised access floors, suspended acoustic tile ceilings and is fitted out with four pipe fan coil air conditioning.

Access to the unit is provided via a glazed entrance atrium and there are two passenger lifts which service all floors. Tenants will also benefit from modern amenity provisions including shower facilities as well as a bicycle store which is located in the basement.



LOCATION

Grant's Row is located adjacent to Lower Mount Street, in the heart of the CBD. The property is within walking distance of Government Buildings, St Stephens's Green, Grand Canal Dock, Merrion Square and Grafton Street. Notable occupiers within the vicinity include; Stripe, Google, Hines Real Estate, KBC, Regeneron and Ornuu.

The property's central location connects it to all major modes of transport. The Dawson Street Luas stop and Pearse Street DART Station are both within a short 15 minute walk. There are numerous Dublin Bike stations located within the immediate vicinity, one to the rear of the building on Grattan Street and the two stations located at Merrion Square.

SPECIFICATION INCLUDES:



Air Conditioning System



Canteen and Breakout Areas



Fully Fitted



City Centre Location



Shower Facilities



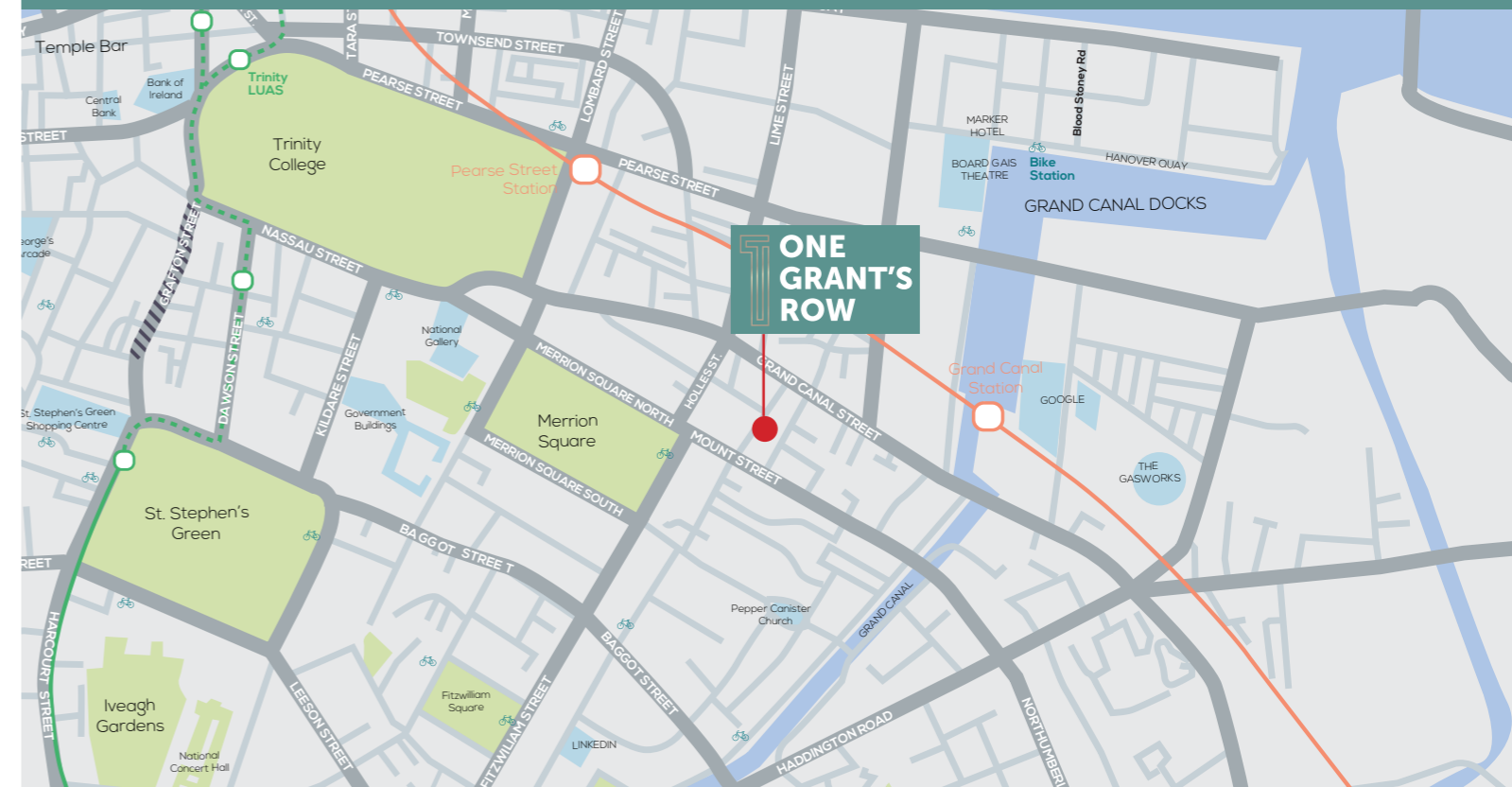
Floor boxes Wired for Power & Data



2 Car Parking Spaces



Bicycle Parking



FLOOR PLAN



VIEWING

Viewing highly recommended by appointment with the sole agents Savills

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CONTACT

For further information please contact:

SHANE DUFFY

shane.duffy@savills.ie

+353 1 618 1351

SAVILLS IRELAND

33 Molesworth Street

Dublin 2

PSRA License: 002233

savills.ie



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