



16 Wentworth

Eblana Villas

Dublin 2

- Own Door Mid Terrace Office Unit
- c. 120 sq. m. (1,296 sq. ft.)
- Vacant Possession
- Excellent Transport Links



**QUINN
AGNEW**

01 662 3113
www.quinnagnew.ie

**FOR
SALE**

LOCATION:

16 Wentworth is located on Eblana Villas, just off Grand Canal Street Lower. The Wentworth development is conveniently located in the CBD, near to Grand Canal Dock.

The property is within 15 minutes of Grafton Street and is well-connected by public transport, with the DART at Grand Canal Dock and Pearse Street being equally distant.

Wentworth is surrounded by numerous important worldwide occupiers including Accenture, Google, Perrigo Company and PML Group.

DESCRIPTION:

The property is a fully fitted, two storey own door office building extending to c. 120 sq. m. / 1,296 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, an intruder and fire alarm system, shower facilities on the first floor and a kitchenette and a bathroom on each floor.

FEATURES INCLUDE:

- Own Door Office
- LED Lighting
- Carpeted
- Gas Fired Central Heating
- 2 Kitchenettes
- Shower Facilities
- 2 Bathrooms

TITLE: Freehold

COMMERCIAL RATES: c. €3,002 p.a.

SERVICE CHARGE: c. €800 p.a.



No: 800630279
EPI: 420.96 kWh/m2/yr

ACCOMMODATION

NIA	sq. m.	sq. ft.
Office	120	1,296

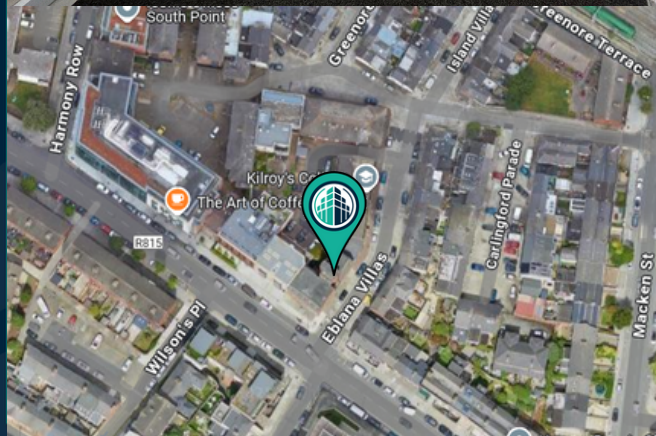
All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence



First Floor



Ground Floor



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