



# 10 Castlewood Place

Rathmines, Dublin 6

- Fully Refurbished Office
- 3 Storey Own Door Office
- c. 223 sq.m. gross / 2,400 sq. ft.
- Excellent Transport Links



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**TO  
LET**

## LOCATION

- 10 Castlewood Place is located in a great location in central Rathmines.
- Castlewood Place, a cul de sac off Castlewood Avenue, is the main link between Rathmines and Ranelagh Village.
- The immediate and surrounding area benefits from excellent public transport with close proximity to Ranelagh Luas, as well as numerous bus routes and Dublin Bike Stations.
- The area has numerous retail and restaurant amenities in the local area, including Swan Shopping Centre.

## DESCRIPTION

- The property is a three-storey own door office building extending to approx. 223 sq. m. / 2,400 sq. ft. GIA.
- Fully Refurbished, Mainly Open Plan Layout, Toilets at Each Level. Mainly Open Plan Layout.

## FEATURES:

- New LED Lighting
- Plastered and Painted Walls
- Cat 6 Data
- New Carpet Throughout
- Fully Alarmed
- Smart Heating System
- Two Kitchenettes

**TITLE** - Available on Flexible Lease Terms

**RATEABLE VALUATION 2024** - c. €5,682

**BER B3** No. 800126831 / 479.31 (kwh/m<sup>2</sup>/yr)



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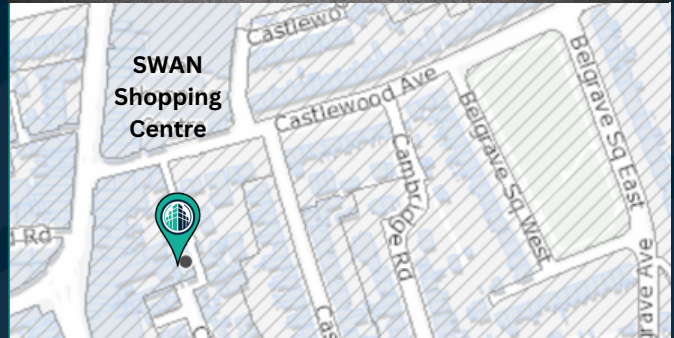
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## ACCOMMODATION

Offices	Sq.m	Sq.ft
GIA	223	2,400
NIA	167	1,800

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



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