



Unit 2, 6 Hanover Quay, Grand Canal Dock, Dublin 2

- High Profile Location
- Turn Key Fit out
- c. 130 sq. m. (c. 1,400 sq. ft.)
- Excellent Transport Links



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AGNEW**

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**TO
LET**

LOCATION

The property is situated in a central position in Grand Canal Dock, a prime business district and high-end residential area in Dublin 2.

The immediate area has plenty to offer with the Bord Gáis Energy Theatre, hotels, cafés, bars and restaurants all servicing the large office and residential population of the area in addition to the tourist footfall.

The area is well serviced by public transport with DART, LUAS and Dublin Bus routes within minutes' walk of the property. There are also numerous Dublin Bike and GoCar stations within the vicinity.

DESCRIPTION

The property comprises a ground floor retail unit as part of the luxurious residential development of the OPUS Building, Hanover Quay.

The property will be handed over with the previous tenant fit out extending to c. 1,400 sq. ft. (130 sq. m.) NIA.

The property was occupied as a Café and Takeaway. The unit presents well and is provided in turnkey condition with the exception of kitchen equipment.

LEASE: Flexible Lease Terms

RATES 2023: c. €6,470

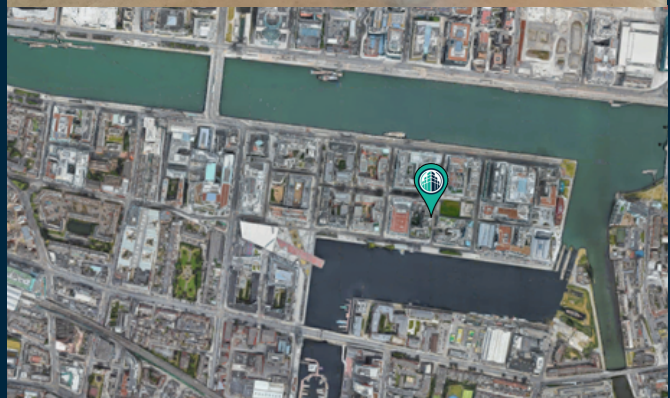
BER: 

No. 800698722 4243.4 kWh/m²/yr 6.32

SERVICE CHARGE: TBC

Features Include:

- Fully Fitted Retail Unit
- Tiled Flooring
- LED Lighting
- Kitchenette / Staff Area
- Fire / Security Alarm



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