



23 Blackpitts

Dublin 8, D08 C782

Turnkey Offices

Short-Term Lease

2,476 sq ft
(230.03 sq m)

- Quality Office Accommodation
- Own Door Building
- c. 230 sq. m. / 2,476 sq. ft.
- City Centre Location
- Short Term Lease Available

23 Blackpitts, Dublin 8, D08 C782

Summary

Available Size	2,476 sq ft
Rent	€45,000 per annum
Rates Payable	€3,528 per annum
Car Parking	6 Car Parking Spaces
Legal Fees	Each party to bear their own costs
BER Rating	E1 (800760365)

Description

23 Blackpitts comprises a turnkey office building in Dublin City Centre available on a short term lease.

The offices extend to c. 230 sq. m. / 2,476 sq. ft. with the benefit of 6 car parking spaces.

The building comprises a mix of open plan and cellular offices with a kitchen and staff welfare facilities on the first floor.

The property presents in turnkey condition for any occupiers seeking short term accommodation.

The unit has the benefit of 6 car parking spaces to the front of the unit.

Location

Situated in Blackpitts between Clanbrassil Street and South Circular Road, in close proximity to Fumbally and Newmarket.

While being near to St. Stephen's Green, there are great transport links, including various bus routes and the LUAS nearby.

It takes 15 minutes to walk to Grafton Street and O'Connell Street. It is also a short walk to Heuston Station and the nearby Luas line, as well as a short drive to the M50, making all areas are easily accessible.

Accommodation

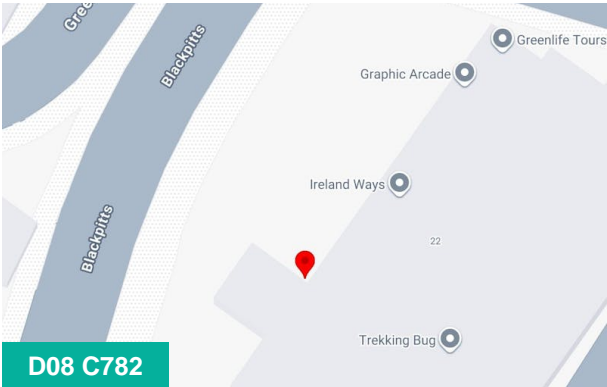
Description	Building Type	sq ft	sq m	Availability
Ground Floor	Office	2,045	189.99	Available
First Floor	Office	431	40.04	Available
Total		2,476	230.03	

Specification

- Turnkey Offices
- Air Conditioning
- Suspended Ceilings
- LED Lighting
- Laminate Timber Floors
- Car Parking

Terms

Short-Term Lease Available



Viewing & Further Information



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