



12 Clanwilliam Square

Grand Canal Quay

Dublin 2

- Own Door Mid Terrace Office Unit
- c. 154 sq. m. (1,658 sq. ft.)
- 2 Car Parking Spaces
- Excellent Transport Links



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**TO
LET**

LOCATION

12 Clanwilliam Square occupies a prominent location in Clanwilliam Quarter, Grand Canal Quay, Dublin 2.

The Silicon Docks area is a well-established business location with national and international occupiers such as Google, Accenture and Stripe.

The immediate and surrounding area benefits from excellent public transport with close proximity to Grand Canal DART Station, as well as numerous bus routes and Dublin Bike Stations.

DESCRIPTION

The property is a three storey own door mid terrace office building extending to c. 154 sq. m. (1,658 sq.ft).

The accommodation provides mostly open plan offices with a meeting room on the ground floor and a board room on the third floor.

The property presents well and includes toilets on the first and second floor, kitchen, boardroom and full bathroom with shower on the second floor.

The building has the benefit of CAT 5E cabling and intruder and fire alarm systems.

FEATURES

- Own Door Office
- Boardroom
- Cat 5E Data Cabling
- Kitchenette
- Shower
- Staff Welfare Facilities
- 2 Car Parking Spaces

LEASE TERMS: Flexible New Lease

RATES LIABILITY 2024: c. €4,548 per annum

SERVICE CHARGE 2024: c. €2,850 per annum

BER D2 No. 801023920
EPI: 291.66 kWh/m2/yr

Accommodation

GIA	sq. m.	sq. ft.
Ground Floor:	51.4	554
First Floor:	51.3	552
Second Floor:	51.3	552
Total:	154.0	1,658

2 Car Parking Spaces are Demised to the Premises

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



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Grand Canal Quay, Dublin 2

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