

# UNIT 2, 51 SIR JOHN ROGERSONS QUAY

GRAND CANAL DOCK, DUBLIN 2

**TO LET**  
ON NEW LEASE TERMS



**owenreilly**  
property consultants

# UNIT 2 51 SIR JOHN ROGERSONS QUAY

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## PROPERTY DESCRIPTION

Superbly located, own door office unit to let extending to 180 sq. m. in the heart of Grand Canal Dock, surrounded by a wide variety of global tech and financial services firms and a host of amenities, bistros, cafes and restaurants. This contemporary office unit benefits from high ceilings, floor to ceiling glazing and a high profile corner position onto Forbes Street overlooking the Liffey offering significant frontage for branding. The office comes with two designated, underground car spaces.



This commercial unit will suit a variety of tenants seeking a prime Docklands office location for a small to medium sized business. The reception area benefits from full floor-to-ceiling glazing with attractive vistas across the Liffey and twin alcoves either side of the glass entrance, suitable for small break out areas or seating for visitors. There is large open office area linked to a board room, meeting room, kitchen and toilets. The property is available on a new lease from January 2017.

## ACCOMMODATION

The floor area is laid out with a spacious reception lobby with Liffey views, two meeting rooms, the larger one can be sub-divided into two smaller rooms with a partition wall, a floor to ceiling walk-through storage area with a separate storage room, an open plan office area measuring 105 sq m, kitchen and bathrooms.

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## FEATURES

- Prime location
- Fronting onto Sir John Rogerson's Quay and Forbes Street with a corner position
- Fitted to a high standard
- Fully fitted kitchen and toilets
- Two designated parking spaces
- Fire alarm
- Raised access floors
- Air conditioning

## RATES

€14,438.00

## MANAGEMENT CHARGE

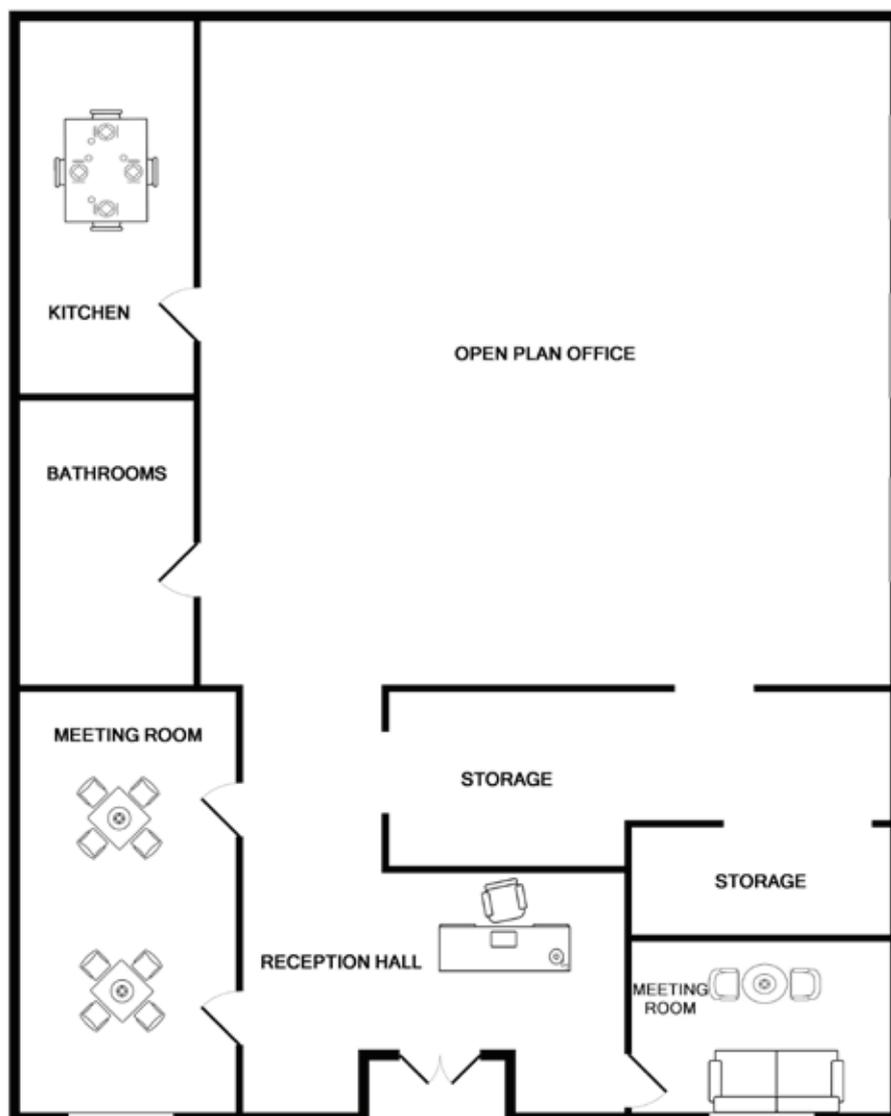
€1,928.99

## GRAND CANAL HARBOUR ESTATE CHARGE

€1,087.16

## RENT

On application



For illustration purposes only, not to scale

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## VIEWING

Strictly by appointment only.

**Everything** we touch turns to...

**ALL ENQUIRIES**

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