



15 Clanwilliam Terrace Grand Canal Quay Dublin 2

Own door end of terrace office
c. 145m² (1,564 sq.ft)
Excellent location
Stunning views over Grand Canal
3 car parking spaces



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**TO
LET**

LOCATION

15 Clanwilliam Terrace occupies a prominent location in Dublin 2. The area is a well established business location with national and international occupiers such as NAMA, Accenture, Google and NTMA.

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

DESCRIPTION

The property is a two storey own door end of terrace office building extending to approx. c.145 sq.m. (1,564 sq.ft).

The ground floor consists of a reception area, kitchenette, ladies and gents wc and 2 cellular offices.

The first floor comprises of open plan office accommodation.

FEATURES INCLUDE:

- Own door office
- Cat 5 data cabling
- Kitchenette and canteen facilities
- Reception area
- Stunning views over Grand Canal

LEASE:

The property is available on new modern lease terms.

ACCOMMODATION

The approximate gross internal area of the property is as follows;

	m ²	sq.ft
Ground floor:	73	(782)
First Floor:	73	(782)
Total:	146m ² /(1,564) sq.ft	

3 car parkings spaces.

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

COMMERCIAL RATES

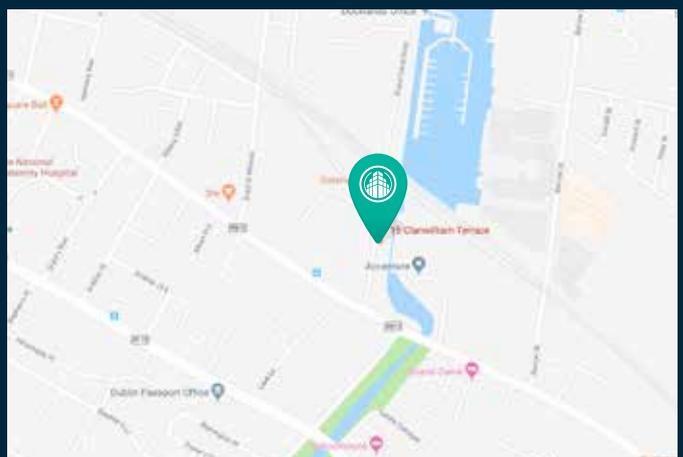
Rates payable for 2019 for the property and car spaces c. €4,300

BER RATING



BER No. 800178279
EPI: 772.88 kWh/m²/yr

LOCATION MAP



20 Clanwilliam Square, Grand Canal Quay, Dublin 2

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