

2 Duncairn Terrace,
Bray, Co Wicklow.



EXECUTIVE SUMMARY

- Prestigious Period Building
- Office layout
604 m² / 6,497 ft²
- Highly accessible location
convenient to Dublin Airport
in 35 minutes by car via N11
and M50. Close to national
routes with good public
transport
- Dublin/Bray Commuter
Station is 350 metres from the
property.
- Area of proven commercial
success for owner occupiers
and investors
- Convenient to all amenities,
schools, shopping, golf clubs,
sea front and harbour, parks
and major employment
centres.



2.8 KM to M11
Dublin Airport 45kms (35 mins)
Dublin Central 20 kms (44 mins)
Dun Laoghaire 12 kms (15 mins)
Greystones 7.5 kms (10 mins)

Oakmount Shopping Centre
270k sq ft of shops and amenities
Opening late-2019

The Property:

Four storey semi-detached period property

Floor Area: 6,497 sq ft/604 sq m

Location: High footfall position in the commercial heart of Bray

Zoned for commercial office use and enjoying a central location at the heart of Bray's commercial and retail heart, this period property has been enhanced by a well-executed rear extension, which has increased the overall floor area of the original house by 25 percent.

Built in 1859 at the height of the town's building boom following the construction of the railway linking Dublin to Bray, this three-storey over basement property is presented in excellent condition throughout and retains most of its original features. These include granite quoins, parapets with projecting eaves, high ceilings, ornate ceiling roses, cornices and coving, and flat-headed sash frame windows with shutters and moulded surrounds, all characteristic of the mid-Victorian era.

Sympathetically integrated into this space are a total of 14 offices, most of them exceptionally large. The majority also incorporate feature fireplaces and attractive brick and stone interior walls that complement the property's period ambience. Arranged across four floors, many of the offices enjoy views on to attractive lawned gardens to the front and rear. Further accommodation includes kitchen/canteen facilities, storage, hallways, landings and stairs, and separate men's and women's toilets located on the second and basement floors. Two of the offices also serve as IT/telecommunications rooms.

To the rear, an expansive and light-filled modern, two-storey extension has added over 1,400 square feet of additional space at basement and ground floor level, representing an increase of just over 25% to the original overall floor area.

Outside, there is substantial secure parking to the rear safeguarded by an electrically-powered security gate. There are well-tended lawned gardens to both front and rear, attractively set off by mature shrubs and flowering trees

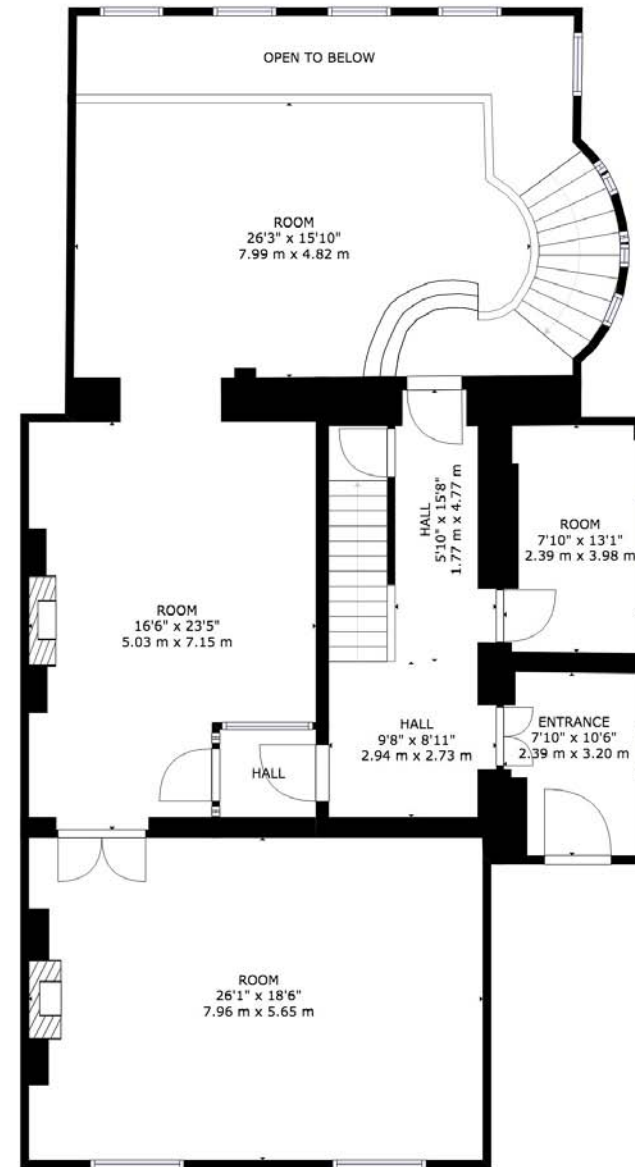
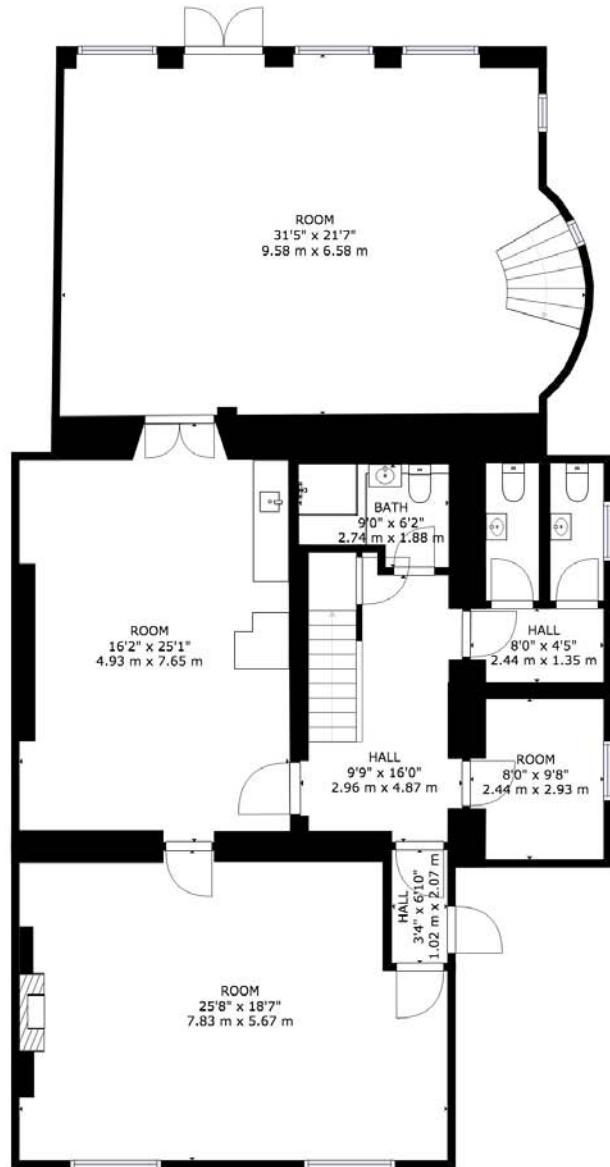
The property is centrally located and represents a ready-to-go office premises in a prime location on Bray's busy Quinsboro Road, and a mere 100 metres from the much anticipated opening of the substantial Oakmount Shopping and Amenity Centre.

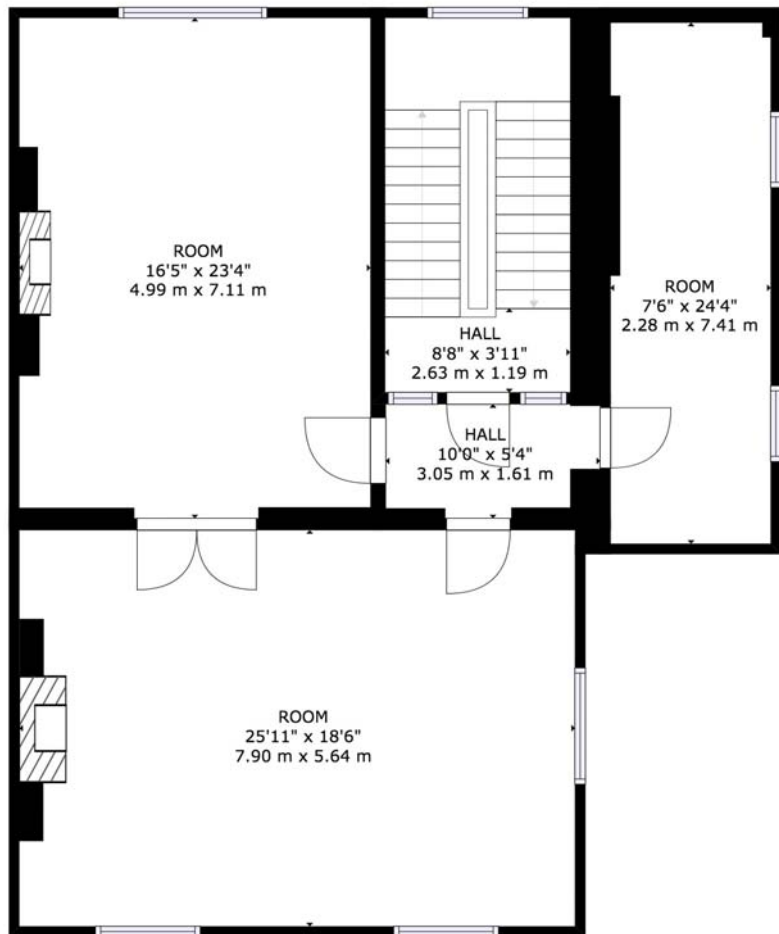
Duncairn Terrace is part of the historic district which is a preferred location for many of Bray's professional operations including medical, legal, architectural and accountants.

With a population of almost 32,000, Bray is the third largest town in Ireland. Set on the border between Counties Dublin and Wicklow, the bustling seaside town is well served by public transport while the N11/M11 and M50 road links provide direct access to all the major routes. The active community, proximity to shops, thriving tourism industry and extensive parking in the area all ensure Duncairn Terrace enjoys an excellent position at the heart of local commercial and business life.





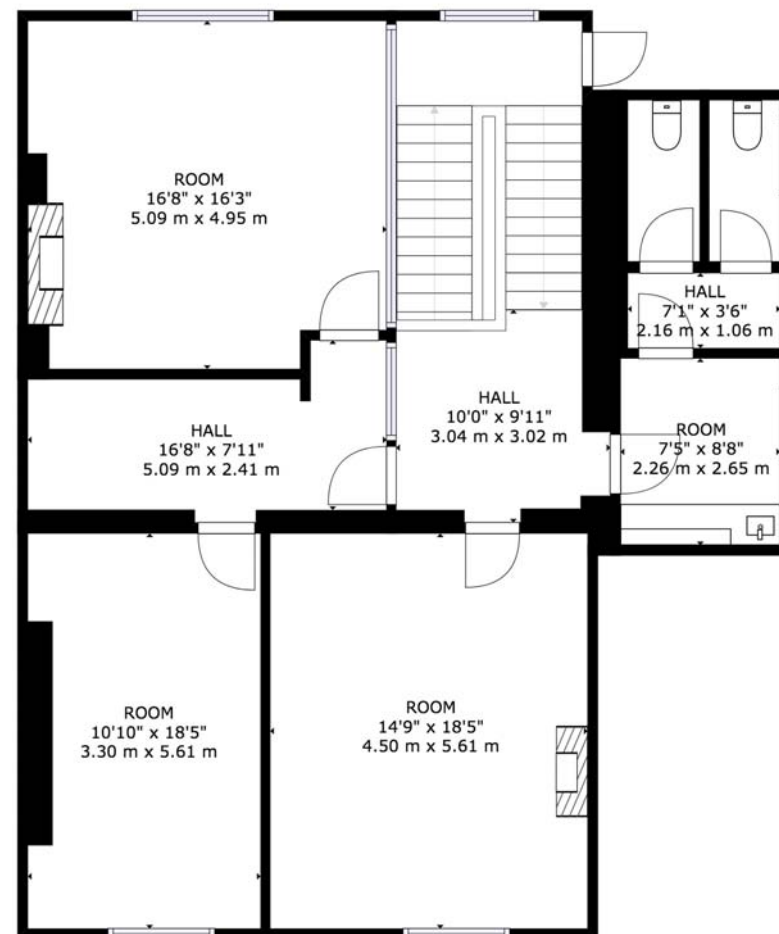




GROSS INTERNAL LAYOUT

FLOOR 1: 2024 sq ft, 188 m², FLOOR 2: 1874 sq ft, 174 m²
 FLOOR 3: 1315 sq ft, 122 m², FLOOR 4: 1283 sq ft, 119 m²
 TOTAL: 6497 sq ft, 604 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



View the
Floor Plans



Watch video



VR Virtual Tour

PROPERTY MEDIA EXPERTS
www.vrtours.ie

AGENT

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