

OFFICES TO LET



Anglesea Mills

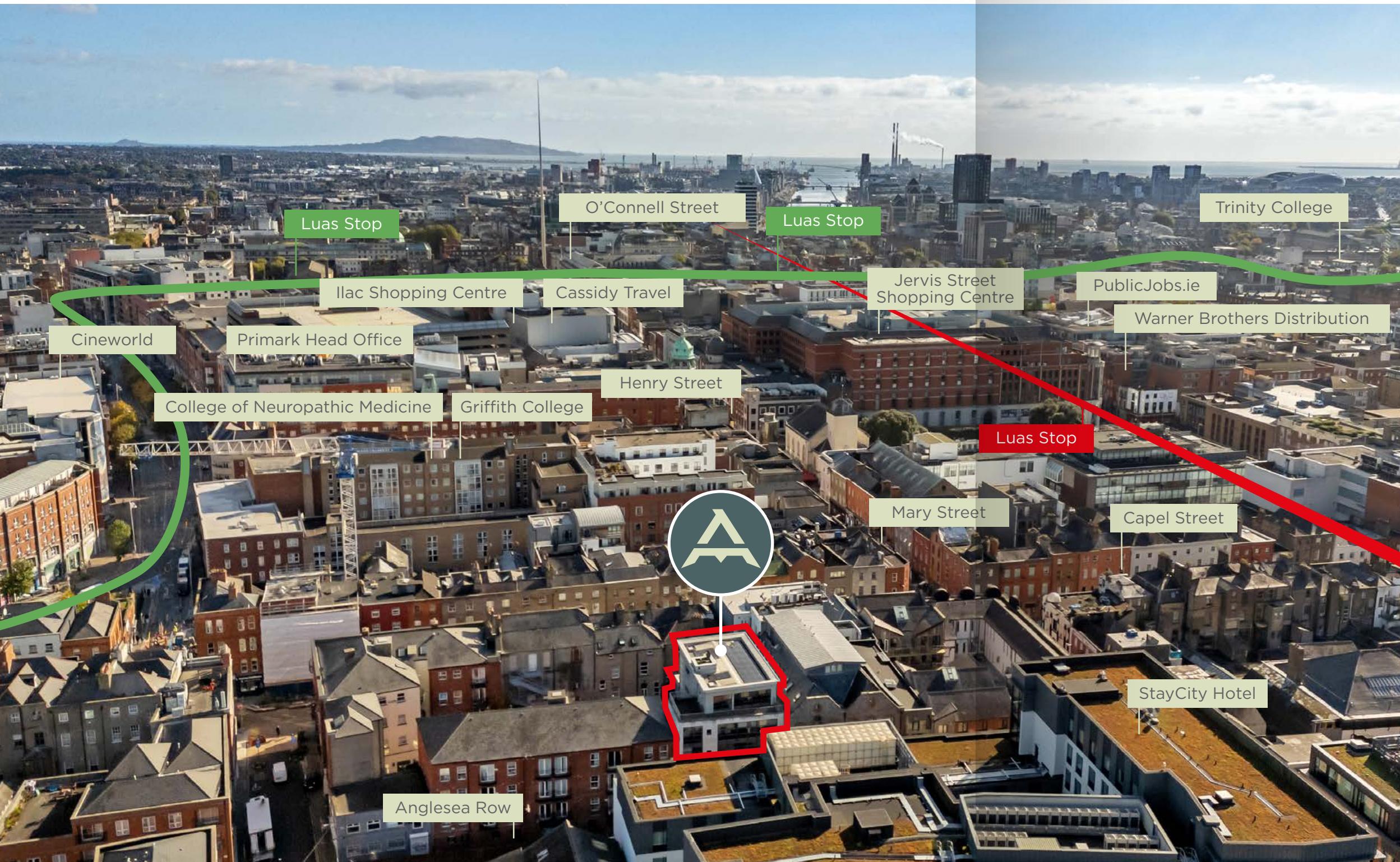
9 Anglesea Row | Dublin 7

MODERN OFFICE BUILDING 1,636 SQ.FT - 13,602 SQ.FT NIA



KEY HIGHLIGHTS

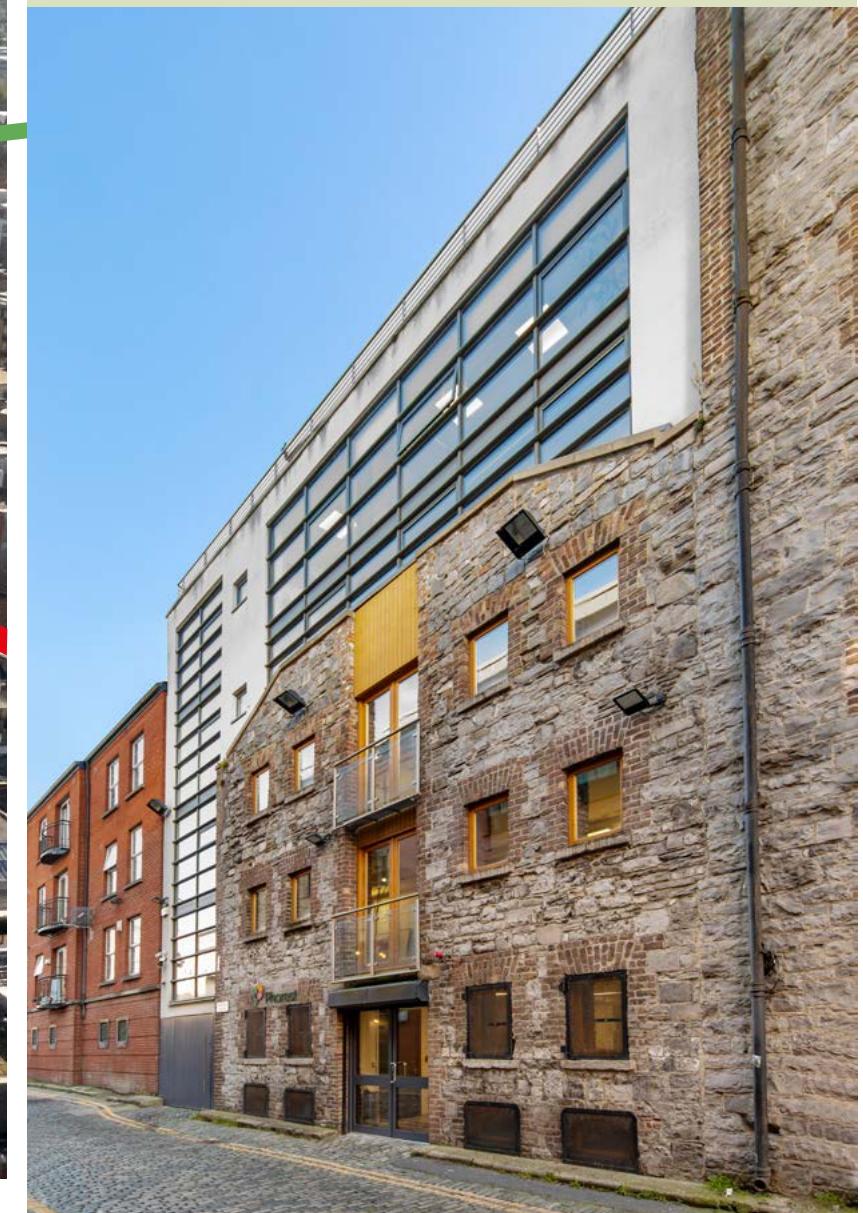
	End of Trip Facilities
	Excellent Public Transport
	13,602 Sq.ft (NIA)
	6 Storey over basement Office HQ
	BER B2
	Air Conditioning



BACKGROUND

Originally a working mill, the building was extensively redeveloped into office space, with all original cut-stone façades carefully preserved and a three-storey extension added above.

Located in the heart of one of Dublin city centre's most historic quarters, the area continues to evolve, with significant investment in nearby regeneration projects including the pedestrianisation of Capel Street, various new hotel developments in the area and the transformation of the Victorian Fruit & Vegetable Market which is currently underway.



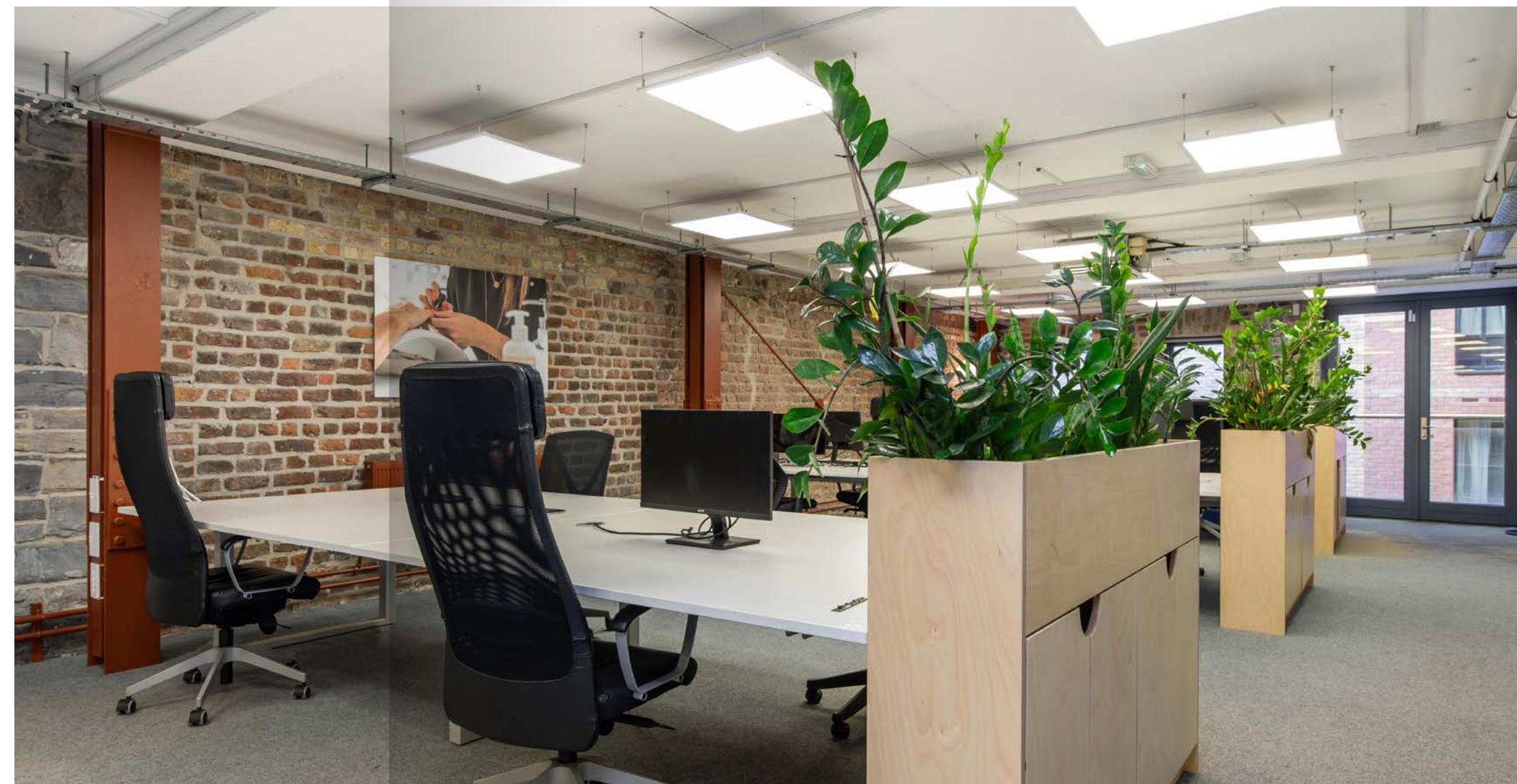


ABOUT ANGLESEA MILLS

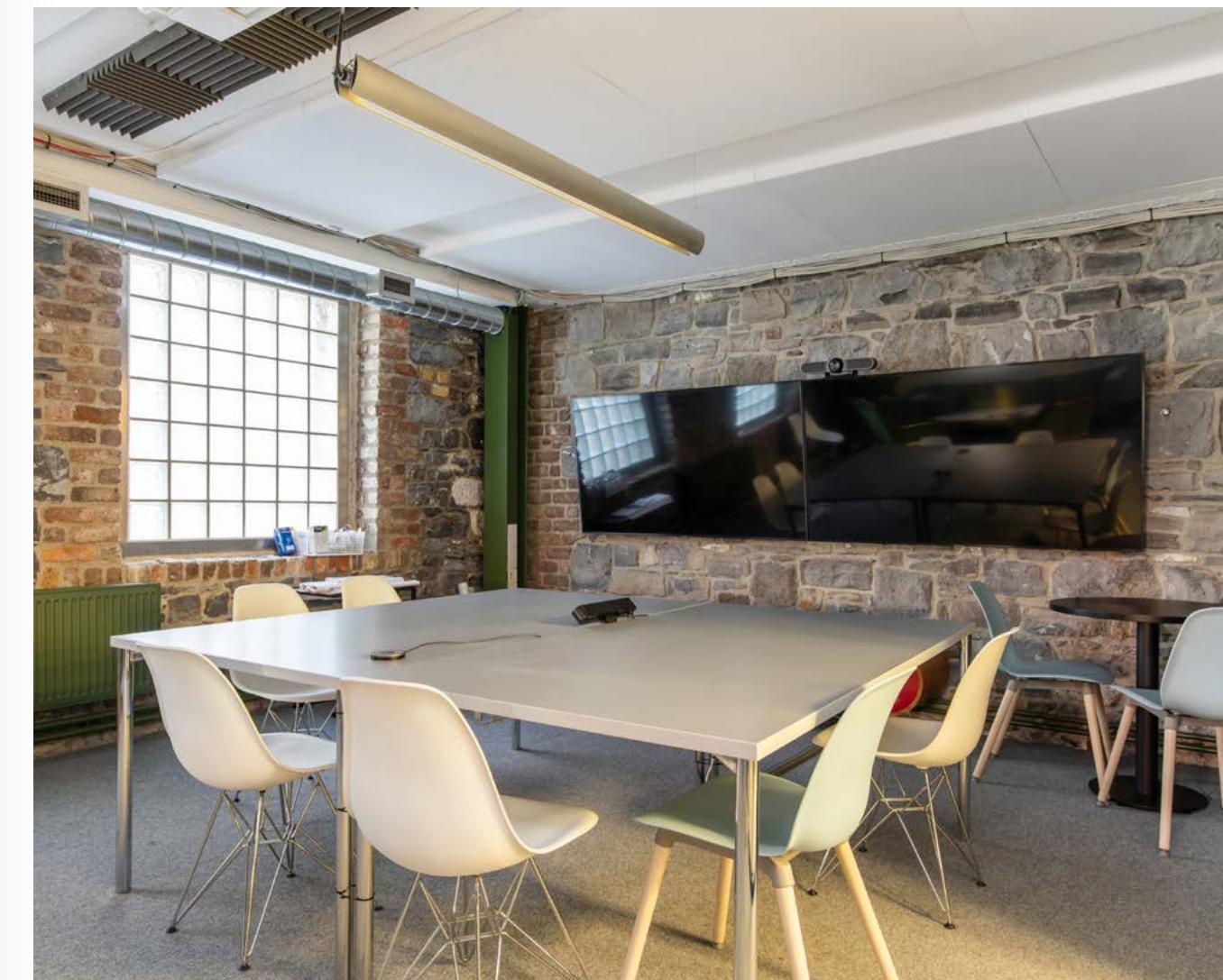
Anglesea Mills comprises a six-storey over basement, old mill converted to office use tending to of approx. 13,602 sq.ft NIA. The office space displays a modern and efficient open plan design, enhanced by a mixture of exposed brick walls, steel beams and plaster finish.

The building is equipped with perimeter trunking wired for power and data cabling, an AC system and Suspended LED lighting to ensure a comfortable working environment.

There is also a dedicated comms room and a cleaners' store. The entrance lobby includes a seating area, secure post facilities and a provision for tenant signage. End of trip facilities include bike parking and shower facilities.



A CAREFULLY REIMAGINED FORMER MILL, NOW A MODERN WORKSPACE.





Anglesea Mills



TRANSPORT & AMENITIES

ANGLESEA MILLS IS WELL-CONNECTED BY BOTH ROAD AND PUBLIC TRANSPORT, MAKING IT HIGHLY ACCESSIBLE FOR STAFF AND VISITORS ALIKE.

○ **The bus stop** Church Street Law Library (serving Routes 83 & 83A) is also a short 6-minute walk away from the building.

Ormond Quay bus stop is just a 6-minute walk from the building, offering regular connections across the city and beyond.

● **The LUAS Red Line** is easily accessible at either Smithfield or Four Courts stations, both within walking distance, providing fast light rail service between The Point and Tallaght/Saggart, as well as connections to the LUAS Green Line via the Cross City link at Abbey Street.

● **For cyclists, Dublin Bikes** are available just a 3-minute walk away on Wolfe Tone Street, providing a convenient and sustainable transport option.

— **DART / Train Line**

● **LUAS Green Line**





LIFESTYLE

Enjoy capel street on Your Doorstep

Step outside and immerse yourself in the vibrant energy of Capel Street, one of Dublin's most dynamic and culturally rich areas. From artisan coffee shops and independent eateries to lively pubs, vintage boutiques, and creative spaces, everything you need is just moments away.

Whether it's a casual lunch, after-work drinks or a quick walk to the nearby quays, working at Anglesea Mill puts you at the heart of the city centre.

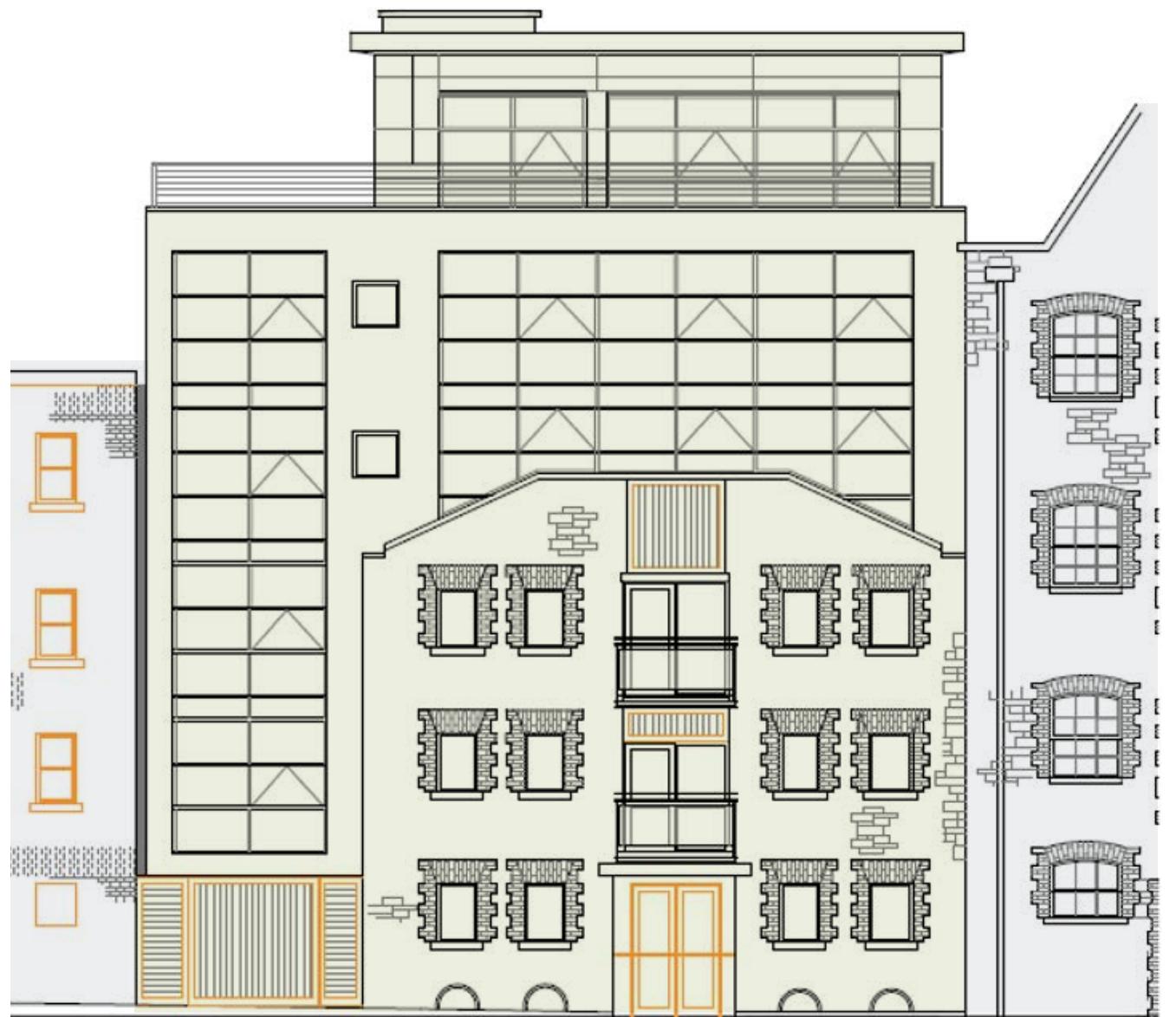


Four Courts is within walking distance



Capel Street has recently been pedestrianised





FLOOR PLANS



SCHEDULE OF ACCOMMODATION

Floor	Sq.m (NIA)	Sq.ft (NIA)
Basement	152	1,636
Ground	175	1,885
First	200	2,155
Second	200	2,155
Third	200	2,155
Fourth	184	1,885
Fifth	152	1,636
Total	1,263	13,602

The above NIA areas are approximate areas only.

Floorplans are for indicative purposes only - not to scale.



Anglesea Mills

9 Anglesea Row | Dublin 7

Viewings

All viewings are strictly by private appointment through the sole letting agent.

BER Details

BER>B2

Rent

On application.

Lease Terms

Available to let in its entirety or on a floor by floor basis on a new lease terms.

Further information

is available upon request.

LEASING AGENT



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