

**3 THE ANCHORAGE
CHARLOTTE QUAY
RINGSEND ROAD
DUBLIN 4**

Unique City Centre Opportunity

**TO
LET**

**Quality own door business unit
c.81m²**

**Adjoining Dublin's silicon docks
Excellent transport links**



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www.quinnagnew.ie





LOCATION

Strategically positioned adjacent to Dublin's silicon docks, The Anchorage is located immediately off Ringsend Road, in close proximity to its intersection with Barrow Street and South Lotts Road.

The property affords occupiers immediate access to the city's principal commercial, shopping and leisure quarters. A variety of fine dining eateries and high quality hotels are located nearby.

The Anchorage is a designated commercial development, comprising offices and business type units. The common areas of the development, which have recently undergone a substantial refurbishment programme, are shared with habitants of The Waterside apartment complex.

The property is well abetted by public transport including a Dublin Bike terminal located on Barrow St. Nearest DART and LUAS stations are at Barrow Street and St. Stephen's Green respectively. On-street pay and display car parking is also provided.



DESCRIPTION

The property comprises a self-contained, end of terrace, own door, business unit.

The property is of traditional concrete block construction, with feature block façade, incorporating three glazed timber frame entrances which optimise natural light, facilitating a bright workspace.

The current configuration is open plan with two toilets and kitchenette provided. Heating is provided by way of electric storage.

Once a suitable tenancy has being secured, the landlord is amenable to undertake a refurbishment programme to the property incorporating the following works;

- Entire to be painted
- New floor coverings
- Full M & E upgrade
- New perimeter trunking wired for power & data
- Kitchenette upgrade

ACCOMMODATION

The approximate gross internal floor area is as follows:

Entire: m^2
80.7 (869 ft²)

2 w.c., 2 w.h.b.

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

LEASE TERMS

The property is available to let on a new modern lease.

COMMERCIAL RATES

2017 - €2,481.96

SERVICE CHARGE

2017 - €2,196.08

BER

BER Rating: **BER E1**

BER Number: 800010100

EPI: 873.06 kWh/m²/yr



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