

— OFFICE TO LET —



HARBOUR SQUARE

DUN LAOGHAIRE



DESCRIPTION

Harbour Square is an impressive five storey high profile office building located directly opposite Dun Laoghaire Dart station. The first and fifth floors consist of approx. 5,532 sq ft and 4,145 sq ft, boasting Grade A specification throughout with fantastic natural light and excellent views of Dun Laoghaire Harbour. The office specification includes suspended ceilings, raised access floors, kitchenette facilities, male and female toilet facilities, underground car parking (6 spaces per floor), manned reception area and lift. The layout offers open plan as well private office space to allow for full flexibility for incoming tenants.



EXCELLENT VIEWS
OF DUN LAOGHAIRE HARBOUR



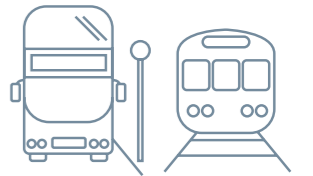
FANTASTIC NATURAL LIGHT



LOCATION

Harbour Square is located right opposite Dun Laoghaire Harbour. The building is well positioned to benefit from all Dun Laoghaire's amenities including gyms, cinema, parks and restaurants such as Milanos, Gourmet Food Parlour, Nandos, Mao and many more. It is also located within walking distance of Dun Laoghaire Pier and Harbour.

In terms of transport, Harbour Square occupies a prime location within Dun Laoghaire being directly opposite Dun Laoghaire Dart station as well as on the Dublin Bus corridor.



1 MIN WALK
TO DART AND BUS



KEY FEATURES:

- Manned reception area
- Lift
- Toilet facilities
- Underground parking (6 spaces per floor)
- Bicycle parking
- Canteen facilities
- Excellent views
- Within 1 min walk to Dart station
- In the centre of Dun Laoghaire
- Grade A office spec

BER

BER C2 and D2

NEARBY AMENITIES



Dart station adjacent



Restaurants and cafes at your doorstep



Pier within walking distance



VIEWING

Viewing is strictly by appointment only and with sole agent Savills Ireland.

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