



9 Clanwilliam Square

Grand Canal Quay

Dublin 2

- Own Door Mid Terrace Office Unit
- Turnkey Condition
- c. 152 sq. m. (1,642 sq. ft.)
- 2 Car Parking Spaces



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LET**

LOCATION

9 Clanwilliam Square occupies a prominent location in Clanwilliam Quarter, Grand Canal Quay, Dublin 2.

The Silicon Docks area is a well-established business location with national and international occupiers such as Google, Accenture and Stripe.

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

DESCRIPTION

The property is a three storey own door mid terrace office building extending to c. 152.5 sq. m. (1,642 sq.ft).

The accommodation provides mostly open plan offices with a meeting room on the ground floor and a board room on the third floor.

The property has just been thoroughly refurbished and includes toilets on each floor, tea station on the ground floor, a kitchen and full bathroom with shower on the second floor.

It also includes new LED lighting throughout, CAT 5E cabling and intruder and fire alarm systems.

FEATURES

- Own Door Office
- Turnkey Condition
- Cat 5E Data Cabling
- LED Lighting
- Kitchenette
- Shower
- 2 Car Parking Spaces

LEASE TERMS: Flexible New Lease

RATES LIABILITY 2024: c. €3,475 per annum

SERVICE CHARGE 2024: c. €2,100 per annum

BER D2 No. 800178279
EPI: 772.88 kWh/m2/yr

Accommodation

| GIA | sq. m. | sq. ft. |
|---------------|--------------|--------------|
| Ground Floor: | 50.9 | 548 |
| First Floor: | 50.8 | 547 |
| Second Floor: | 50.8 | 547 |
| Total: | 152.5 | 1,642 |

2 Car Parking Spaces are Demised to the Premises

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



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Grand Canal Quay, Dublin 2

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