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FOR SALE
WITH VACANT
POSSESSION

PORTVIEW HOUSE

FIFTH FLOOR

PORTVIEW HOUSE

THORNCASTLE STREET | DUBLIN 4

MODERN FITTED OFFICE ACCOMMODATION WITH STUNNING VIEWS OF DUBLIN DOCKLANDS
TOTAL FLOOR AREA FOR OFFICE: 5,241 SQ FT (486.90 SQ M) AND 3 CAR PARKING SPACES AT BASEMENT LEVEL



LOCATION

Portview House is located in a prime Dublin 4 waterfront location, approximately 2km east of the city centre. There are a variety of high calibre adjoining occupiers from different sectors including Matheson, Accenture, Google, Facebook and Pfizer. Adjoining occupiers within the building include Oxfam, INTL FC stone, USI, Stratagem and Huskies.

The building is within walking distance of the major event venues the 3Arena and The Aviva Stadium as well as an abundance of amenities such as The Odeon Cinema, Ringsend Park, Shelbourne Park Greyhound Stadium and Grand Canal Square.

Portview House is well serviced with transport links including the Red Line Luas an 8 minute walk away via the East Link Toll Bridge, Grand Canal train station approximately 15 minute walk away and a number of Dublin Bus routes available within the immediate vicinity. The building is also located adjacent to the East Link Toll Bridge linking North and South Dublin.

PORTVIEW HOUSE



DESCRIPTION

The 5th floor provides prospective purchasers/owner occupiers with a bright and spacious office with stunning views of the Dublin Docklands.

The current layout is primarily open plan with a large conference room, office/meeting rooms, canteen/kitchenette facility and a shared reception on the ground floor. The premises is fully fitted from the previous tenant. It includes 3 car parking spaces at basement level.

The accommodation will appeal to investors and owner occupiers alike due to its excellent location. The current fit out includes:

- Raised access floors with carpet tiles
- Floor boxes wired for power and data
- Suspended ceilings with recessed lighting
- Air conditioning



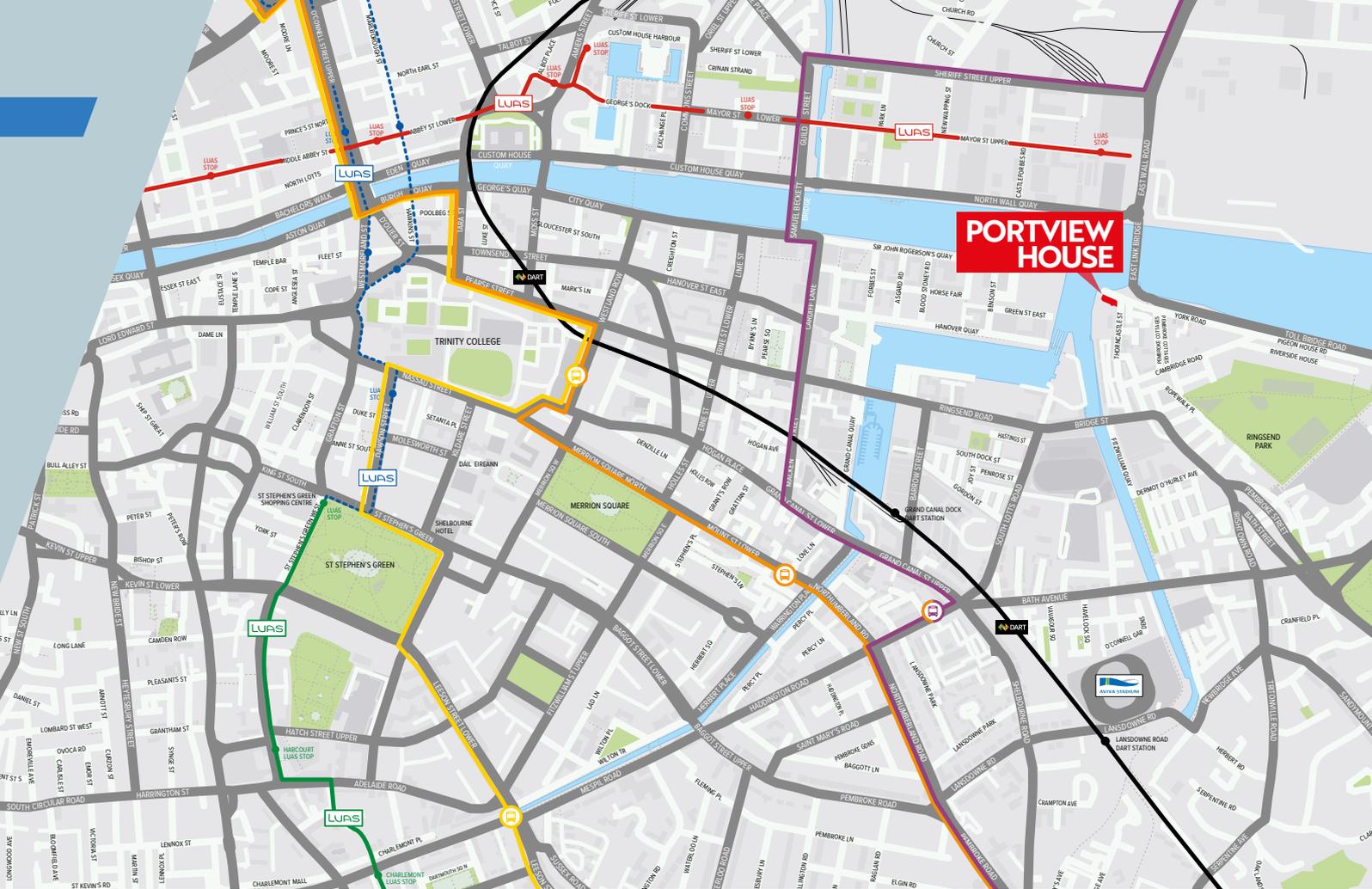
ACCOMMODATION SCHEDULE

| FLOOR | SQ FT | SQ M | CAR SPACES |
|-------|-------|--------|------------|
| 5th | 5,241 | 486.90 | 3 |

All intending purchasers are specifically advised to verify the floor area and carry out their own due diligence.



PORTVIEW HOUSE



FURTHER INFORMATION

SALE PRICE:

On application

INSPECTION:

Strictly by prior appointment

BER RATING D1:

BER no: 800604076

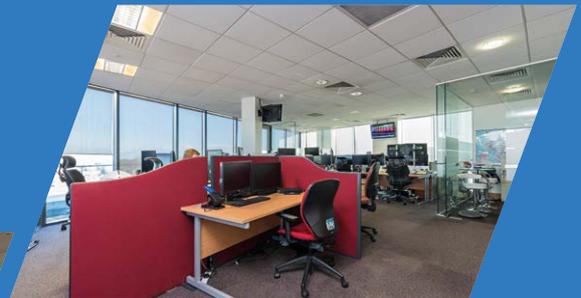
PPS LICENSE NUMBER:

No: 002273

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