



## 15 Wentworth, Eblana Villas

Dublin 2, D02 A611

**Own Door Office**

**Vacant Possession**

**2,179 sq ft**  
(202.44 sq m)

- Own Door, Mid-Terrace Office
- c. 202 sq. m. / 2,179 sq. ft.
- 1 Car Parking Space
- Vacant Possession
- Excellent Transport Links

# 15 Wentworth, Eblana Villas, Dublin 2, D02 A611

## Summary

Available Size	2,179 sq ft
Price	Price on application
Rates Payable	€5,360 per annum
Service Charge	€800 per annum
Car Parking	1 Car Parking Space
BER Rating	D2 (801065194)

## Description

The property is a fully fitted, three storey own door office building extending to c. 202 sq. m. / 2,179 sq. ft.

The high quality fit out provides a bright, mix of cellular and open plan office space on the ground, first and second floors.

The property comprises LED lighting, carpeted throughout, an intruder and fire alarm system, kitchenettes and bathrooms.

The building has the benefit of 1 car parking space.

## Specification

- Own Door Office
- Fully Fitted
- LED Lighting
- Carpeted
- Gas Fired Central Heating
- 2 Kitchenettes
- 2 Bathrooms

## Accommodation

Floor/Unit	sq ft	sq m
Ground	775	72
1st	775	72
2nd	629	58.44
Total	2,179	202.44

## Location

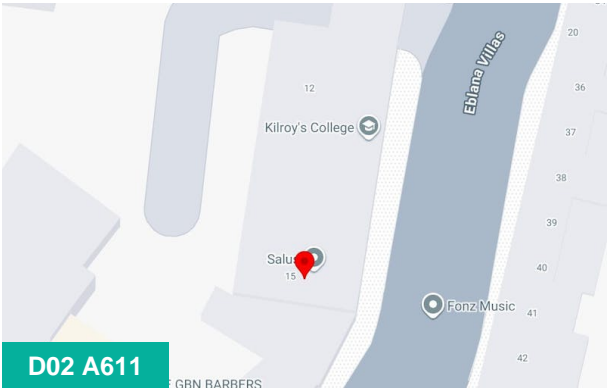
15 Wentworth is located on Eblana Villas, just off Grand Canal Street Lower. The Wentworth development is conveniently located in the CBD, near to Grand Canal Dock.

The property is within 15 minutes of Grafton Street and is well-connected by public transport, with the DART at Grand Canal Dock and Pearse Street being equally distant.

Wentworth is surrounded by numerous important worldwide occupiers including Accenture, Google, Perrigo Company and PML Group.

## Viewings

Viewing by Appointment Only - Please contact Quinn Agnew



## Viewing & Further Information



**Eoin Doyle**  
086-010 3963  
edoyle@quinnagnew.ie



**Manus Agnew**  
087-254 6391  
magnew@quinnagnew.ie