



FOR SALE

2,179 SQ FT
(202.44 SQ M)

PRICE ON APPLICATION

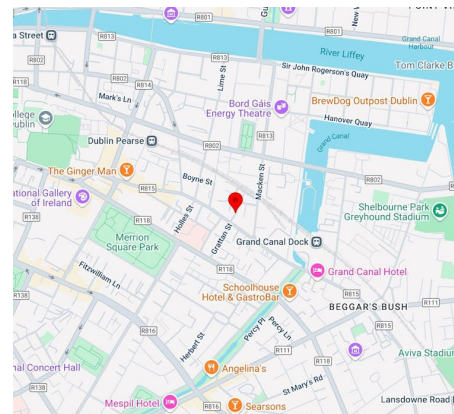
**Modern, Own Door Office
Unit For Sale**

Vacant Possession

- Own Door, Mid-Terrace Office Unit
- 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 / 202.44 sq m
Price	Price on application
Rates Payable	€5,360 per annum
Service Charge	€800 per annum
Estate Charge	N/A
BER	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 and carpet throughout, an intruder and fire alarm system, shower facilities on the first floor and a kitchenette and a bathroom on each floor.

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.

Accommodation

The accommodation comprises the following areas:

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

Specification

Own Door Office
LED Lighting
Carpeted
Gas Fired Central Heating
2 Kitchenettes
Shower Facilities
2 Bathrooms

Viewings

Viewing by Appointment Only with Sole Agent, Quinn Agnew



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