

167 Ivy Exchange

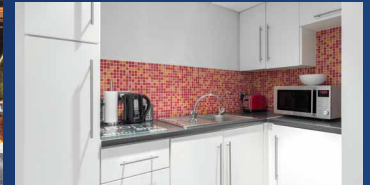
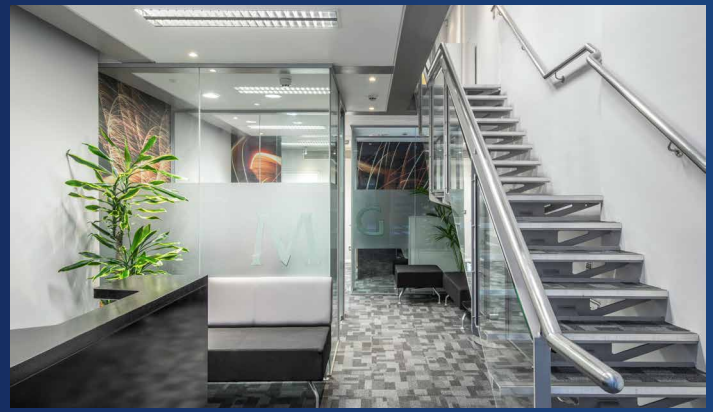
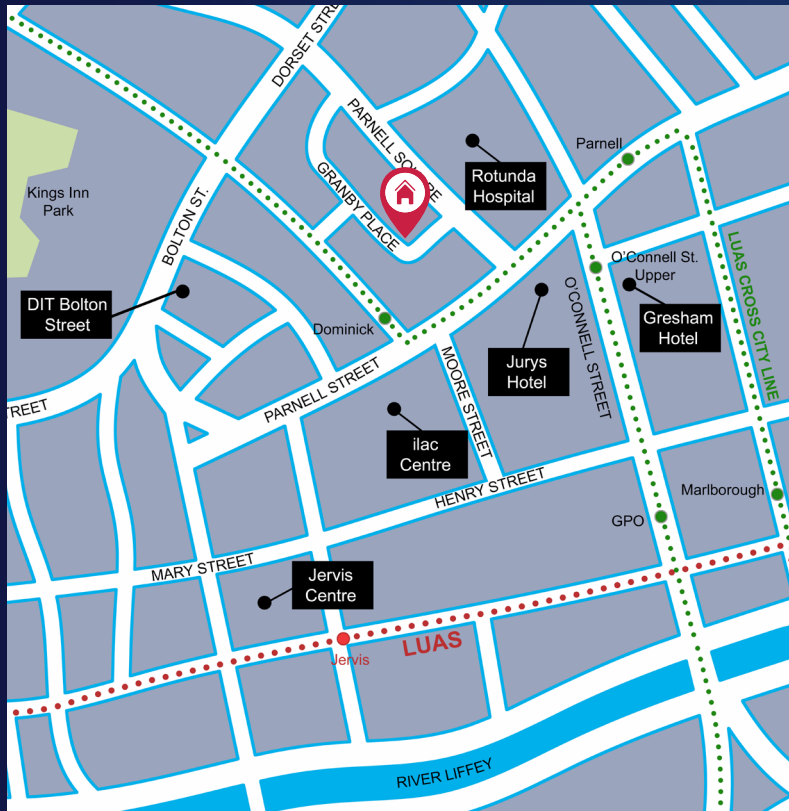
Granby Place,
Dublin 1



A modern fully fitted office
c.1,150 sq.ft. (107 sq.m.)



FINNEGAN
Menton



Location:

167 Ivy Exchange is situated off Parnell Square West on Granby Place. The development is positioned in the centre of Dublin City next to the Rotunda Hospital and adjacent to the retail area of O'Connell Street and Henry Street. The new cross city Luas line extension is just 100 metres from the property providing easy access across Dublin City Centre, there are numerous bus connections which operate from Parnell Square servicing north and south Dublin. This office location benefits from a host of amenities including hotels, restaurants, hospital, café and bars with the Ilac Shopping Centre on its doorstep.

Description:

Unit 167 Ivy Exchange comprises of a modern self-contained own door entrance office space in the centre of Dublin next to other office occupiers.

This Unit is fully fitted and provides spacious open plan office accommodation over two levels. A smart fitout comprises of raised access carpet tiled floors, a Cat5e network cabling system, an air conditioning heating / cooling system, kitchen and toilet facilities with a large meeting room at mezzanine level together with one to one offices completing the layout.

This unit has the advantage of secure underground parking.

Accommodation:

Approximate Net Internal Area	Sq.m.	Sq.ft.
Unit 167	107	1,150

Rent:

On Application.

BER:

D2 291.89 kWh/m²/yr
BER No: 800727646

Lease:

New lease term available

Viewing:

By appointment only with sole agents Finnegan Menton
Contact David Rowe on 01 614 7900



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