

FOR SALE

SUITE 318

THE CAPEL BUILDING,
MARY'S ABBEY, DUBLIN 7

- Fully fitted out office suite of 1,380sq.ft. suitable either to owner occupy or as an investment.
- City centre location close to O'Connell Street, Henry Street and Temple Bar.
- LUAS Red line runs past the building and numerous bus and rail routes are located within minutes' walk.
- 24 Hour Access & 2 Car Parking Spaces.



LOCATION

The subject suite is located on the third floor of the landmark Capel Building. The building is a prominent mixed use seven storey development fronting onto Capel Street and Mary's Abbey, between the Jervis Centre and the Four Courts in Dublin's city centre.

DESCRIPTION

The suite extends to 1,380 sq.ft. and is fitted out to an excellent standard. It is laid out with a number of partitioned offices, a reception area, and a boardroom. The suite also comes with the benefit of two car parking spaces.

ACCOMMODATION

Suite 318 extends to 128.20 sq.m. (1,380 sq.ft.).

GUIDE PRICE

In excess of €670,000

SERVICES

The Capel Building offers tenants an extensive range of services which include:

- Use of Capel Building feature reception which is manned Monday to Friday 8:00am to 17:30pm
- Concierge service and 24 hours access and security
- Post room, DX, Franking machine
- Shared and Serviced Kitchens
- Coffee shops and gym facilities within the building
- Shared shower rooms and toilets

VIEWINGS

Viewings are strictly by appointment through Melford Property, the sole selling agents.

BER RATING



BER Details: Available on request.



Melford Property Consultants,
10 Fitzwilliam Square,
Dublin 2,
Ireland.

Aisling Leddy
+353 1 662 0030
+353 (0)86 963 9681
aleddy@melford.ie

Andrew Watt
+353 1 662 0031
+353 (0)87 629 9829
awatt@melford.ie

PSRA Licence No: 003155
melford.ie



The particulars and information contained in this brochure are issued by Melford Property Consultants Limited on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Melford, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.