

CREATION HOUSE, BOTANIC ROAD, PHIBSBORO, DUBLIN 7



01-638 2700

- Two storey office/storage accommodation at 1st & 2nd floor level.
- Within minutes of Phibsboro village.
- Extending to approximately 1,898 sqm over two floors.
- Suitable for a variety of uses subject to the necessary planning permission.
- Flexible lease terms.



LOCATION

The property is situated on Botanic Road on the north side of Phibsboro Village. The property is situated approximately 3km north of Dublin City Centre and 5km south of the junction 4 Ballymun/M50 interchange.

The property benefits from excellent public transport links with rail stations at Broombridge and Drumcondra, numerous bus routes operating to and from Dublin City Centre along the N2 Finglas Road and Botanic Road.

Phibsboro Village offers a good mix of commercial and retail occupiers including Tesco, Eddie Rockets and Porterhouse North.

DESCRIPTION

The property comprises a three-storey building of concrete portal frame construction, with concrete block in-fill walls, under a flat roof with single glazed windows throughout. The available space is located on the first and second floors and is divided into a number of units extending to approximately 1,898 sqm. The property benefits from a passenger lift, concrete floors, plastered and painted walls and ceilings and fluorescent lighting.

Car parking is available on site and the property is fully secured with car parking barriers and remote access.

ACCOMMODATION

Description	Sqm
First Floor	1,172
Second Floor	726
Total Net Internal Area	1,898

TOWN PLANNING

The property is zoned Inner Suburban-Objective Z10. Under this zoning permissible and open for consideration uses include; "Childcare facility, Cultural/recreational building and uses, Education, Media recording and general media associated uses, Office, Place of public worship, Science and technology based industry, Training centre, Warehousing".

SERVICES

We understand that main services are supplied and connected to the premises including water, electricity, sewage and telephone.

RENT

On application.

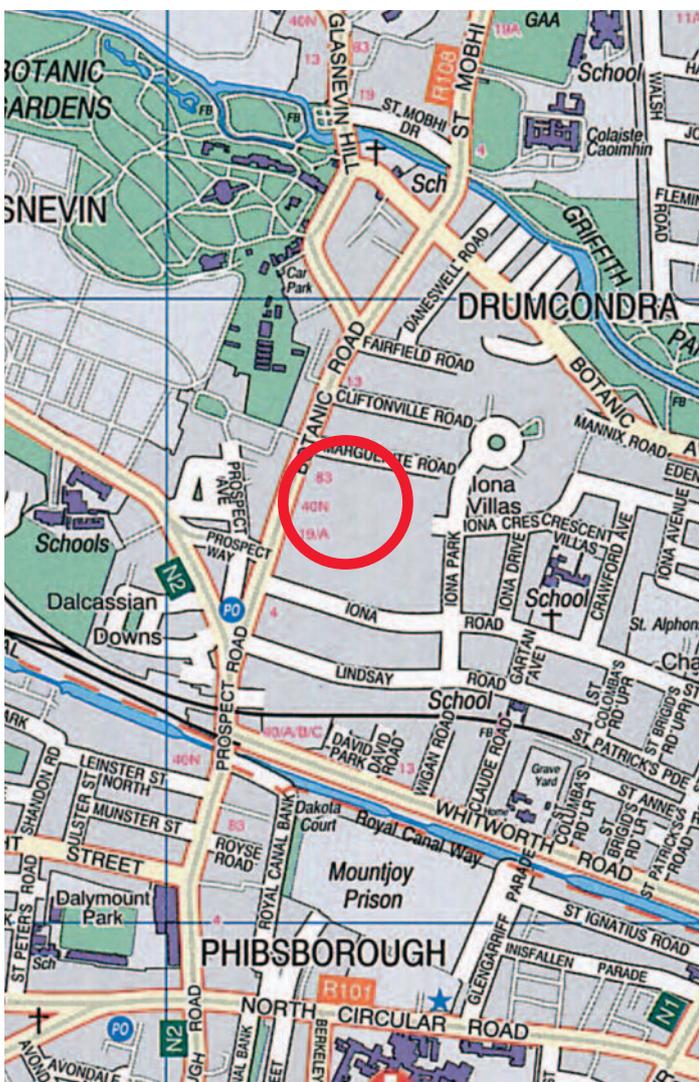
LEASE TERM

The property is available to lease on a floor by floor basis on flexible lease terms.

VIEWING/FURTHER INFORMATION

Viewings strictly by prior arranged appointment. For further information or to arrange a viewing please contact:

Cathal Daughton T: 01-638 2737 E: cdaughton@lisney.com or
Keith Begley T: 01-638 2793 E: kbegley@lisney.com



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ST. STEPHEN'S GREEN OFFICE
24 St. Stephen's Green, Dublin 2
Tel: +353 1 638 2700
Fax: +353 1 661 5086
Email: dublin@lisney.com

OTHER OFFICES
5 Linenhall Street, Belfast BT2 8AA. Tel: +44 2890 501 501
Fax: +44 2890 501 505 Email: property@lisney-belfast.com
1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405
Email: cork@lisney.com

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