



4 GRAND CANAL WHARF, SOUTH DOCK ROAD, DUBLIN 4



- Own door ground floor office unit overlooking Grand Canal Dock and extending to 152 sqm (1,635 sqft) NIA.
- Modern open plan specification with air conditioning throughout.
- Ample natural lighting with generous floor to ceiling height.
- 3 secure basement level car parking spaces.
- Central location between Ringsend Village and Dublin City Centre.
- Convenient to public transport DART at Grand Canal Dock Station with multiple Dublin Bus routes operating along Ringsend Road.







LOCATION

It is located on the periphery of the prime South Docks area where occupiers such as Facebook and Twitter operate whilst Google are situated just south of the property on Barrow Street. The unit overlooks Grand Canal Dock and is within close walking distance to all of the amenities Grand Canal Dock has to offer to include a number of restraunts and cafes. Other nearby amenities of note include the Bord Gáis Energy Theatre, The Marker Hotel and Shelbourne Park Greyhound Stadium. The area is well served by a number of public transport services to include the DART at Grand Canal Dock Station and a number of Dublin Bus services which operate along Ringsend Road.

PROPERTY

The property comprises a ground floor level mid-terrace own door office unit which extends to 152 sqm (1,635 sqft) NIA. The unit is predominantly open plan in nature and benefits from ample natural lighting and a generous floor to ceiling height. The unit also provides for 1 large office and 2 small meeting rooms with glazed partitioning, a kitchenette and w.c. facilities. It is finished to a modern specification to include solid floors with a smooth cement finish, plastered and painted walls and ceilings, aluminium framed double glazed windows and a fan coil air conditioning system throughout.

CAR PARKING

The unit benefits from 3 secure basement level car parking spaces.

BER INFORMATION

BER: D1.

BER No. 800403735.

EPI: 490 kWh/m²/yr.

VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

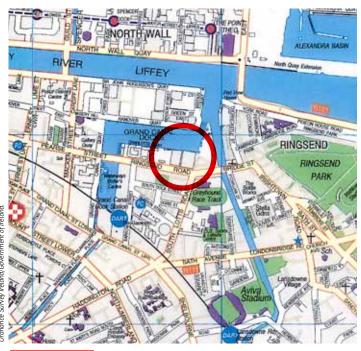
LISNEY

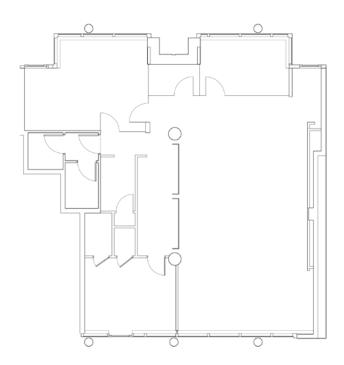
Regina King 01-638 2700 rking@lisney.com

or

FERGUS SLATTERY

087 255 5570 info@fslattery.com







reland Licence No. AU 0002115. Copyrigh

LISNEY

St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42 Tel: +353 1 638 2700 Email: dublin@lisney.com

PSRA No. 001848



FERGUS SLATTERY PROPERTY INVESTMENT.

12 Upper Albert Road, Glenageary, Co. Dublin. Tel: 087 255 5570 Email:info@fslattery.com

PSRA No. 001897

Lisney and Fergus Slattery and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant.

4. Neither the Vendor/Lessor nor Lisney nor Fergus Slattery nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.

5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.



www.lisney.com info@fslattery.com