

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 restaurants 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:

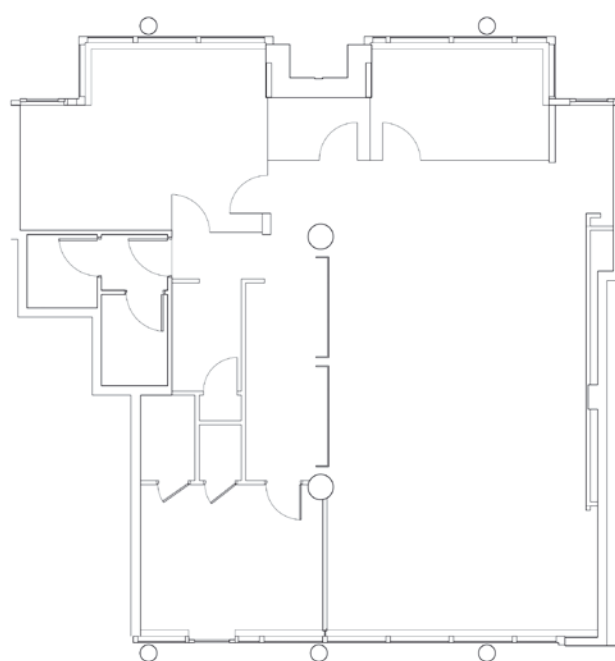
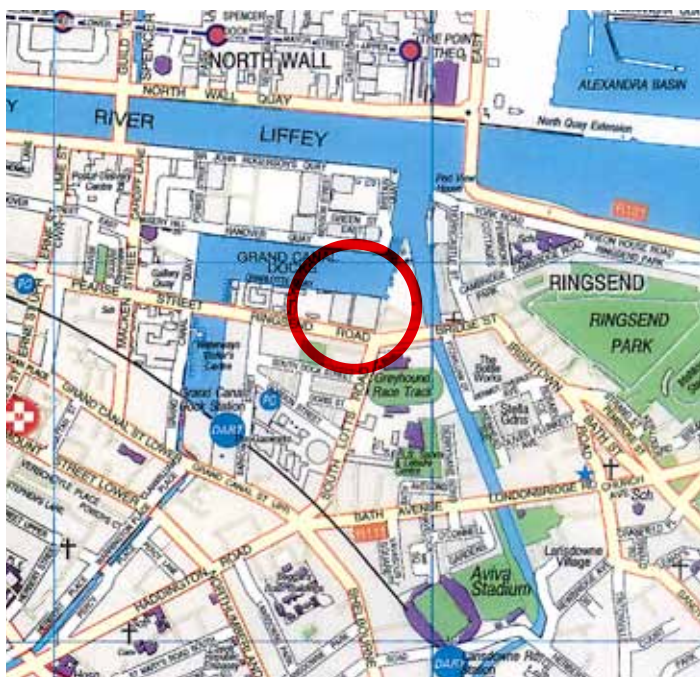
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