

To Let

11 Clanwilliam Terrace, Dublin 2



Introduction

11 Clanwilliam Terrace occupies a prominent location in Dublin 2. The area is a well-established business location with national and international occupiers such as NAMA, Accenture, Google and NTMA.

The immediate and surrounding area benefits from excellent public transport close proximity to Grand Canal DART station, as well as numerous bus routes and Dublin Bike Stations.

The area is a vibrant working and living district offering a mix of offices, restaurants, bars, hotels and apartments.

Specification

- > Fully refurbished to a very high standard
- > Perimeter trunking wired for power/CAT 6 data cabling
- > New carpet
- > New Electric storage heating
- > New Kitchenette & Toilets
- > Intercom System
- > Fitted with intruder & fire alarm systems

Size

Floor	sq.m. (approx.)	Sq.ft. (approx.)
Ground Floor:	51	547
First Floor:	51	548
Total:	102 GIA	1,096 GIA

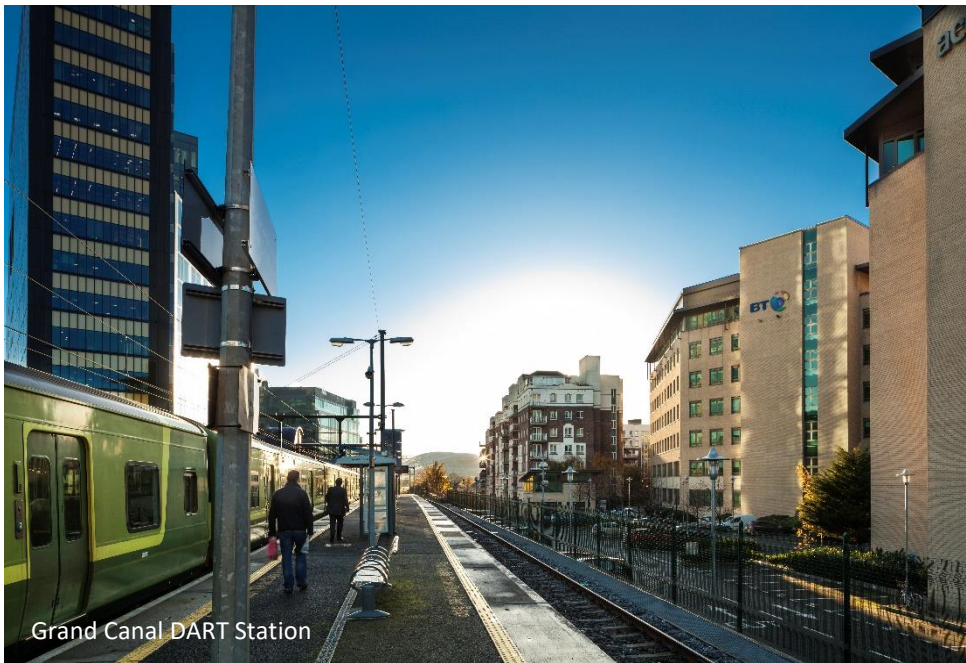
For more information contact

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Grand Canal DART Station



Art of Coffee



View of Grand Canal from No.11

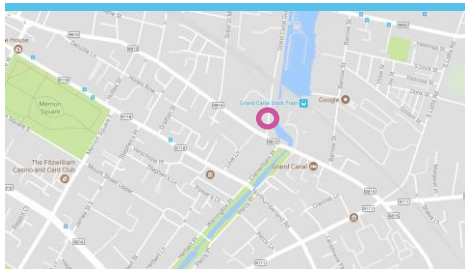


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Canal Market

Location



Click [here](#) to view on Google Maps

How to get here



By DART

The Grand Canal Dock DART Station is 5 mins walk

Click [here](#) to go to irishrail.ie



By Bus

The main bus routes are: 4, 7, 8, 27X & 120

Click [here](#) to go to dublinbus.ie



By Bike

Dublin Bikes Station is 2 mins walk

Click [here](#) to go to dublinbikes.ie

Description

11 Clanwilliam Terrace is a two storey own door office building in Dublin 2. The property provides open plan offices over the ground and first floor. The space has recently been refurbished and is in excellent condition.



Parking

There are 2 car parking spaces available with the property.

Lease Term & Costs

The property is available on flexible lease terms and competitive rental levels are offered.

Why Locate your Business Here?



Location

Central business location with close proximity to the Dublin City Centre



Accessibility

DART Station, numerous bus routes, the Dublin Port Tunnel to Dublin Airport and the East Link Bridge



Space

Refurbished offices in excellent condition



Value for money

Excellent value for money on flexible lease terms

Building Energy Rating

