



TO LET

15D GILFORD ROAD, SANDYMOUNT, DUBLIN 4

- Own Door Office extending to 96.29 sq.m. (1,036 sq.ft.)
- Excellent location in Sandymount Village, Adjacent to Sandymount Green
- Well serviced by Public Transport and a host of amenities
- Suitable for a variety of uses S.P.P
- Parking available



LOCATION

15D Gilford Road occupies a prime position adjacent to the idyllic Sandymount Village and Sandymount Green. The location benefits from a host of amenities including;- Brownes of Sandymount, Gallery 4, Mario's Tesco, Platinum Pilates, Jaz Hair Co., Sandymount House and Mace to name a few. There is on street parking together with designates car spaces to the rear of the property. The office is situated along a Quality Bus Corridor and within walking distance from Sandymount DART Station.



DESCRIPTION

The premises comprises a self contained, 'own door' office building extending to 96.29 sq.m. (1,036 sq.ft.) NIA. The property is well laidout providing bright and spacious office accommodation. All main services are connected to the property. Specification includes;- data cabling, electric storage heating, fluorescent tube lighting, fully alarmed, Kitchen and a mix of carpet and wood flooring.

Accommodation

The approximate net internal floor area of the unit is as follows:

Description	Sq.m	Sq.ft
Office / Kitchen	96.29	1,036
Total (Net Internal Area)	96.29	1,036

Lease Details

The property is available on new flexible terms

Rent

On application

Building Energy Rating



BER NO: available upon request

Viewing

Strictly by appointment only

Lucy Connolly

+353 (1) 6477900

lconnolly@bannon.ie

PSR: 001830-005123



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