



### Hillview House, Gilford Road, Sandymount, Dublin 4

summary

amenities

transport

specification









- · Hillview House is located in the coastal suburb of Sandymount, Dublin 4
- Two storey, self contained office building extending to 292 sq m (3,144 sq ft)
- · Modern, fully fitted and well-maintained offices
- · Access via Gilford Road with ample car parking to the front of the building
- BER D1



Tel: +353 1 6477900

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. PSRA Licence No. 001830



# Office

### Hillview House, Gilford Road, Sandymount, Dublin 4

summary

amenities

transport

specification



Cafés: Cafe Java, Browne's Deli and Cafe

Restaurants: Itsa4, Mario's Restaurant, Dunne & Crescenzi, Indie Spice

Pubs: O'Reilly's, Mulligans Bar & Lounge

**Shops:** Mace, Spar, Tesco, Jaz Hair Co.

Pharmacy: Sandymount Pharmacy

Hotels: Sandymount Hotel

Banks: AIB, Bank of Ireland



These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. PSRA Licence No. 001830

Tel: +353 1 6477900



## Office

### Hillview House, Gilford Road, Sandymount, Dublin 4

summary

amenities

transport

specification



Bus: Nearest Dublin Bus Stops (http://www.dublinbus.ie/en/RTPI/Sources-of-Real-Time-

Information/?searchtype=map&searchquery=(53.328604,-6.20894,383))

DART: From Sandymount DART station (http://www.irishrail.ie/cat\_stations\_detail.jsp?i=125)

Parking: Nearby Parking (http://www.parkopedia.ie/parking/sandymount\_dublin\_4/)



Tel: +353 1 6477900

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. PSRA Licence No. 001830



### Office

### Hillview House, Gilford Road, Sandymount, Dublin 4

summary

amenities

transport

specification













Suspended ceilings with recessed lighting

Plastered and painted walls

Perimeter Trunking

Air Conditioning Units

Mix of solid and raised access floors

Canteen facilities

Toilet and shower facilities

Existing partitioning in place

Accommodation (GIA)	Sq.m.	Sq.ft.
Ground Floor	146	1,572
First Floor	146	1,572
Total	292	3,144

**BER** 

BER D1

BER No. 800227340











Tel: +353 1 6477900

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. PSRA Licence No. 001830