

TO LET



Ground Floor, Vistatec House, 700 South Circular Road, Dublin 8



Fully Fitted Office Space To Let

- Office suite of 143 sq.m (1,539 sq.ft)
- Open plan
- Excellent transport links
- 2 secure car parking spaces
- Available Immediately



The available office accommodation forms part of a 3 storey building of approximately 1,811 sq.m (19,500 sq.ft). The available office is located on the ground floor and comprise 2 suites of 143 sq.m (1,539 sq.ft) respectively. Suite 1 (NOW LET) is a fully fitted 'turn-key' office comprising a mainly open plan layout with cellular offices, feature boardroom and kitchen. There is also a spacious reception area to the front of the office. Suite 2 is an open plan office located off the shared reception area. Occupiers can also enjoy access to an enclosed garden to the rear of Vistatec House.

Specification

- Raised access floors
- Suspended ceilings
- CAT 2 lighting
- Air conditioning
- Floor boxes wired for power
- Carpeted floors
- Open plan
- Male & Female Toilets

Schedule of accommodation

Floor	Sq.m	Sq.ft
Ground Floor Suite 1 - LET	394.83	4,250
Ground Floor Suite 2	143.00	1,539
Total	537.83	5,789

**Parties should satisfy themselves as to the accuracy of the above floor areas*

Location

Vistatec House is conveniently located on the South Circular Road close to its junction with Suir Road. The area is home to the historic Kilmainham Gaol as well as the Irish Museum of Modern Art.

Vistatec House is well serviced by public transport with a Dublin Bus stop outside the property, while the Luas Red Line Suir Road stop is located just 500m away, providing connectivity to the city centre and west suburbs. St. Stephen's Green is located just 3.6km away.



The headquarter building is pleasantly surrounded by a balanced mix of residential and commercial buildings including a variety of retail users. Key office occupiers in the immediate vicinity include Heineken, Paraxel and Eircom to name but a few.

In terms of amenities, the area benefits from numerous cafes, restaurants and bars in the area including Spar, Insomnia, Union 8 Café, The Natural Bakery and Cinnamon Restaurant.

The area has had the benefit of numerous commercial developments in recent years, including The Hilton Hotel Kilmainham, Heuston South Quarter and Clancy Quay mixed use scheme.

Lease terms

Available on new flexible lease terms

Rent

On application

Viewing

Strictly by appointment with the agent

VAT

We understand that VAT is not applicable

BER



Contact Agents

For further information please contact the sole letting agent:



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