

FOR SALE / TO LET

17 Greenmount House, Greenmount Office
Park, Harold's Cross Road, Dublin 6W



Second Floor Office of approximately 116 sq m (1,246 sq ft)

Property Highlights

- Second floor office extending to 116 sq m (1,246 sq ft)
- Office specification includes suspended ceilings with fluorescent box lighting, carpet floors and fully fitted kitchenette
- Designated car parking spaces
- Actively managed development

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Location

Greenmount Office Park is located on the Harold's Cross Road just 140m from the Grand Canal. Harold's Cross Road is serviced by the 9,16, 49 and 54A Dublin bus routes with a stop at the entrance to Greenmount Office Park, providing ease of access to the city centre as well as residential areas.

Occupiers in the park include, JFOC Architects, Harvey, Saltan Properties Ltd and MediaHQ.

Description

Office Specification

This self contained second floor office space comprises a hallway, open plan office, private office, meeting room, kitchenette, male and female WC's.

General specifications include carpet floors, suspended ceilings with recessed lighting and electric storage heating.

This bright office space benefits from glazing on both external elevations.

Services

We have assumed that all services including electrical, water and drainage are available to the property.

Schedule of Accommodation

| Accommodation | Size (Sq. m) | Size (Sq. ft) |
|------------------|---------------|---------------|
| Open Plan Office | 53.37 | 574 |
| Meeting Room | 19.89 | 214 |
| Private Office | 14.07 | 152 |
| Hall & WC's | 28.46 | 306 |
| Total | 115.79 | 1,246 |

Quoting Price

€ 225,000 (exclusive of all purchaser costs)

Quoting Rent

€ 18,000 per annum (exclusive of outgoings)

Rates and Service Charge

Service Charge 2020 = €3,545.14

Commercial Rates 2020 = €2,452.20

BER Details

BER: E1

BER No: 800744328

Energy Performance Indicator: 430.2 kWh/m²/yr



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