

OFFICE SPACE

175 IVY EXCHANGE, DUBLIN 1

FOR SALE
OR
TO LET

Ground floor commercial unit

c.125sq.m. (1,345sq.ft.)

Self-contained, own door access

Car parking available

c. 74% Capital allowances for purchasers



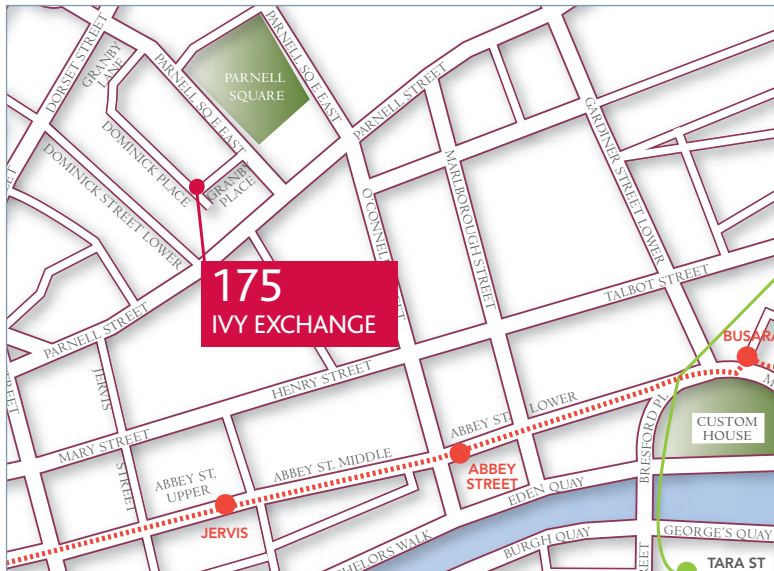
Finnegan
Menton

01 614 7900

LOCATION

No.175 Ivy Exchange is situated within a newly constructed parade of commercial properties on the north side of Granby Place, which is located off Parnell Square West. Granby Place is located in a central area of the City Centre adjacent to the retail areas of O'Connell Street and Henry Street.

Neighbouring occupiers include Dolmen, The Meghen Group, Educo Gym, Duggan Architects and Kent Carthy Solicitors. The Rotunda Hospital, the Ilac Centre, Tesco Express, the new Dublin City Library, the Gate & Abbey Theatres and Arnotts Department Store on Henry Street are all within close proximity. The property is situated within an area for which a Framework Plan has been prepared, and a rejuvenation of the Parnell Square area is planned.



LEGEND

..... LUAS

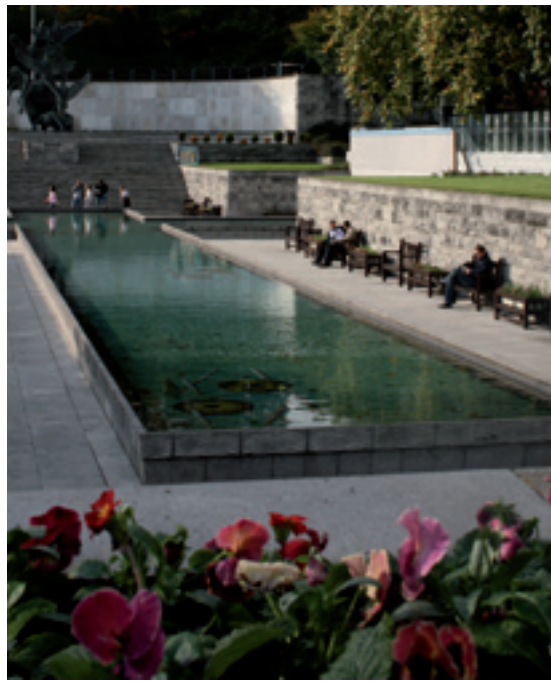
—— DART

TERMS

The property is available for sale or to let on flexible lease terms.

PRICE/RENT

On application.



ACCOMMODATION

GROSS INTERNAL FLOOR AREA	SQ.M.	SQ.FT
ground floor	65	700
mezzanine	60	645
total	125	1,345

DESCRIPTION

No. 175 comprises c.125sq.m. (1,345sq.ft.) of newly built, ground floor self contained retail/office space. The unit has excellent profile with a double-height glazed façade onto Granby Place.

Internally the property has double volume to the front and a mezzanine to the rear with a WC and kitchenette on the ground floor. It is bright, modern and open plan, currently fitted out for office use with an excellent modern specification including raised access floors, carpet tiles, suspended ceiling with fluorescent lighting, plastered and painted walls, CATV cabling and air-conditioning.

There is an electrically operated security shutter fitted to the inside of the glazed façade. The unit is fitted with an alarm.

VIEWING

By prior appointment with Sole Agents Finnegan Menton.

Contact: Helen Byrne or Nicholas Corson (01) 6147900.



**Finnegan
Menton**

01 614 7900

DISCLAIMER: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1: In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2: All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4: No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. 5: Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.