

To Let - Offices



**Integrity House, Camden Lock,
Ringsend Road, Dublin 4.**

BER C3

c.586 sq.m. (6,310 sq.ft.)



Description

Integrity House comprises of a high profile three storey office building, of c.586.7sq.m. (6,310sq.ft.) of accommodation over three floors. There is an impressive full height entrance / reception area, and the offices provide generous accommodation all of

which are open plan. This property would particularly suit a company looking for a high profile headquarters in a city centre location. The entire has been refitted throughout and is ready for immediate occupation.

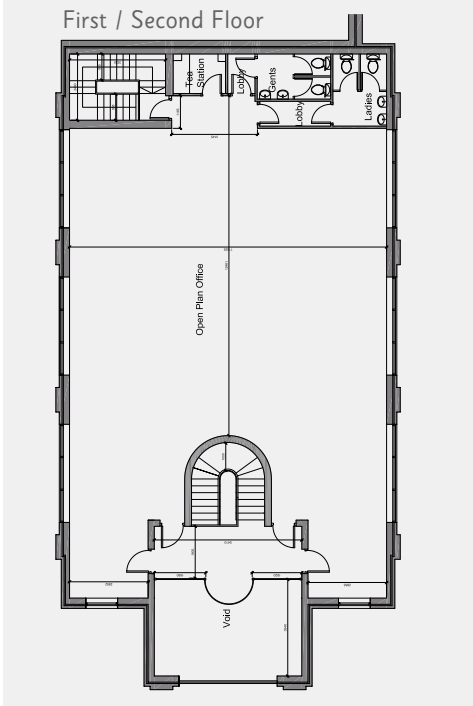
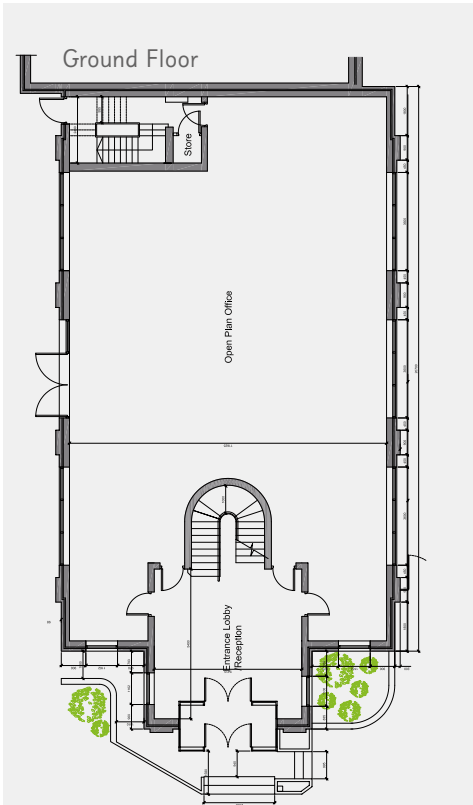


Location:

This landmark building is situated in a prominent and commanding position on the corner of Ringsend Road and South Dock Road in commercial hub of Dublin 4.

Located next to the Grand Canal Dock area which is home to an array of international companies such as Google, HSBC, Facebook, ARUP Consulting Engineers, McCann Fitzgerald, The Lawrence Life, Betfair, Gruppo Fondiariasai and Beauchamp's but to name a few. Surrounded by a host of amenities including top class hotels, pubs, restaurants and shops, while being close to the The Aviva Stadium, The O2 and much more. The DART at Grand Canal Dock Station is a short stroll away and numerous bus routes serve the immediate area. Secure parking is available with 8 surface car spaces.





Accommodation:

The property extends to a net internal floor area of c.582sq.m. (6,260sq.ft.)

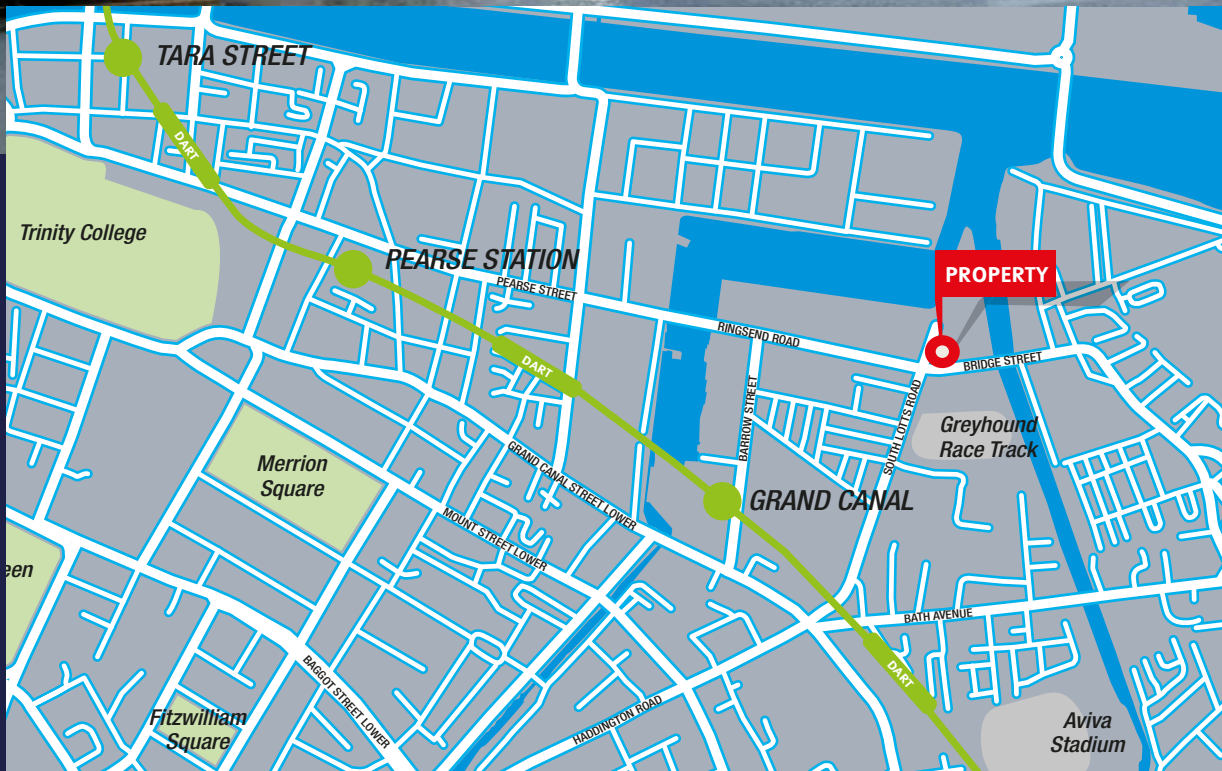
	Sq.m.	Sq.ft.
Ground Floor	224.1	2,410
First Floor	181.3	1,950
Second Floor	181.3	1,950
Total	586.7	6,310



Integrity House:

- Landmark building in prominent location
- Self contained 3 Storey H.G. Building
- c.586 sq.m (6,310 sq. ft.)
- Air Conditioning
- 8 surface car parking spaces
- Served by DART Station at Grand Canal on Barrow Street
- Access to Grand Canal Dock at Camden Lock





Lease Term: New lease

BER: BER Rating: C3

Rent: On application.

Viewing:

Viewing strictly by appointment only with Sole Agents Finnegan Menton. Contact Nicholas Corson or David Rowe on (01) 614 7900.



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