

176 Ivy Exchange

Dublin 1



To Let - Offices

Own Door Fully Fitted Modern Offices With Parking  
c. 131sq.m. / 1,413sq.ft.



01 614 7900



01 676 2711



## Location:

176 Ivy Exchange is situated off Parnell Square West on Granby Place. Positioned in a central location of the City Centre next to the Rotunda Hospital and adjacent to the retail area of O'Connell Street and Henry Street. The new Luas extension will soon pass by the doorstep providing ease of access across Dublin City, together with other transfer routes. Other occupiers in the vicinity include Kent Carty Solicitors, Just Eat, Dolmen and Tesco to name but a few. Secure underground car parking is available.

## Description:

Unit 176 comprises a modern self-contained own door entrance office space situated off Parnell Square West in Dublin 1. The unit is fully fitted and provides bright and open plan office accommodation over two levels. Currently fitted with raised access carpet tiled floors, CAT 5e network cabling, kitchen and toilet facilities as well as air conditioning.

## Accommodation:

Total Floor Area:	Sq.m.	Sq.ft.
Unit 176	131	1,413

## BER:

B.E.R.: E2  
B.E.R. Number: 800425886

## Rent:

On Application.

## Lease:

New lease term.

## Viewing:

By appointment with joint agents Finnegan Menton and GVA Donal O'Buchalla. Contact David Rowe or Jack Scales.



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