



## Gilford Hall

13 Gilford Road, Sandymount  
Dublin 4

BER C1

Bright and Spacious Offices with Parking  
c. 98sq.m. / 1,054sq.ft.





## Location:

Gilford Hall is located on the southern side of Gilford Road in Sandymount, Dublin 4. The offices are within walking distance of Strand Road as well as Sandymount Village and all it has to offer including many fine restaurants, shops and cafés being a short stroll away.

The area is extremely well served by numerous bus routes and has the benefit of the DART line (Sandymount Station) providing access to the city centre and South County Dublin. This property is located c.4 km from St. Stephen's Green and the city centre.

## Description:

This own door office accommodation presents a well laid out, bright and spacious space set among a mature landscaped grounds which provides secure designated parking of Gilford Road in the heart of Dublin 4.

The layout provides for a large open plan office, managers office, reception room, meeting room, storeroom, male and female toilets, as well as a kitchenette area. The property has gas fired central heating and has the benefit of CAT 5 cabling network throughout.

## Accommodation:

Approximate Net Internal Area	Sq.m.	Sq.ft.
Offices	98	1,054

## Rent:

On Application.

## Lease:

New lease term.

## BER:

B.E.R.: C1 478.45kWh/m2/yr  
B.E.R. Number: 800459711

## Viewing:

By appointment only with sole agents Finnegan Menton.  
Contact David Rowe on 01 614 7900.



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