

To Let - Offices



Gilford Hall

13 Gilford Road, Sandymount, Dublin 4

Bright and Spacious 1st Floor Office Suite with Parking
c. 113.3 sq. m (1,220 sq. ft)



FINNEGAN
Menton



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.

The area is extremely well served by public transport with Sandymount Dart Station located c. 700 metres walk from the property providing access to the city centre and South County Dublin. There are numerous bus routes that pass by Gilford Road serving all areas of Dublin.

Description:

This first-floor office suite of c. 113.3 sq. m (1,220 sq. ft) comprises of two interconnecting open plan offices, a kitchenette, one cellular office/ small meeting room and separate male and female toilets. This office suite is well presented with CAT 5 cabling, gas fired central heating and is carpeted throughout. The office benefits from own door access.

There are five designated car parking spaces available to the front of the property.

Key Facts:

- Self-contained office suite
- In close proximity to Sandymount Village
- c.700m to Sandymount Dart Station
- 5 designated car parking spaces

Lease:

New lease term.

Rent:

On Application.

BER: **BER D2**

785.17 kWh/m²/yr 1.96
BER Number: 800263667

Viewing:

By appointment only with sole agents Finnegan Menton.
Contact Emma Byrne on 01 614 7900.



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

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