

FOR SALE

14 | 15

FITZWILLIAM QUAY DUBLIN 4

Freehold Office Building c.874.8sq.m.
Suit Owner Occupiers or Investors
Vacant Possession



LOCATION

14/15 Fitzwilliam Quay is located overlooking the River Dodder close to Ringsend Bridge and the renowned Dublin's South Docklands area. It is uniquely positioned to benefit from a range of amenities provided in the immediate vicinity including an array of cafés and restaurants, a large choice of sports and fitness clubs, local shops as well as Shelbourne Park Greyhound Stadium, the Bord Gais Theatre and the Aviva Stadium while the National Convention Centre and RDS are located nearby.

This location is also convenient to the villages of Ringsend, Sandymount and Ballsbridge. The area is serviced by excellent public transport links including numerous local bus routes, the Grand Canal Dart Station is

within a 10 minute walk from the property as well as Dublin Bike services allowing for easy accessibility to all areas of Dublin city, north and south.

The South Docklands, known as Dublin's Silicon Docks, has developed into a hub of activity with the development of high quality offices and residential buildings attracting many leading technology, financial, corporate and legal firms to the area. Nearby occupiers include Pfizer Europe and Google in the Watermarque building, Arup Consulting Engineers, Mason Hayes and Curran Solicitors and the location is within c.600m of the Google European Headquarters campus at Barrow Street.





- 1 14 / 15 Fitzwilliam Quay
- 2 The River Dodder
- 3 Pfizer Europe
- 4 Google
- 5 Grand Canal Dock Station
- 6 Mason Hayes & Curran
- 7 Google
- 8 Windmill Recording Studio
- 9 Bord Gais Theatre
- 10 The Marker Hotel
- 11 National Convention Centre
- 12 PWC
- 13 State Street
- 14 Air Bnb
- 15 JP Morgan
- 16 Capital Dock
- 17 The 3 Arena
- 18 The River Liffey

PROPERTY HIGHLIGHTS



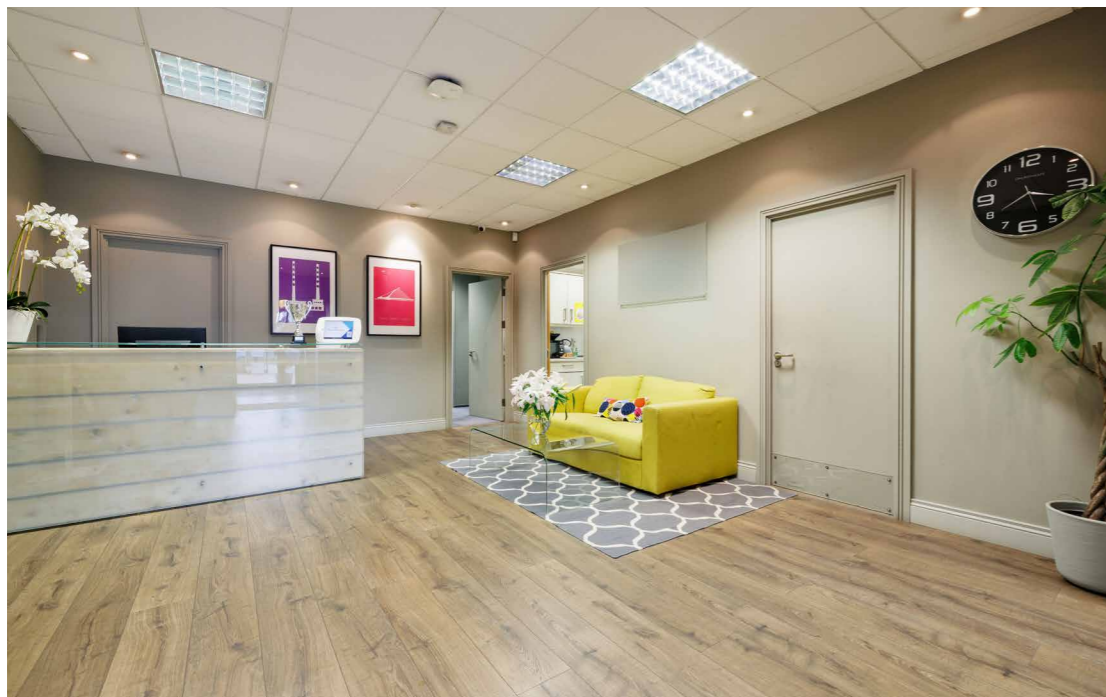
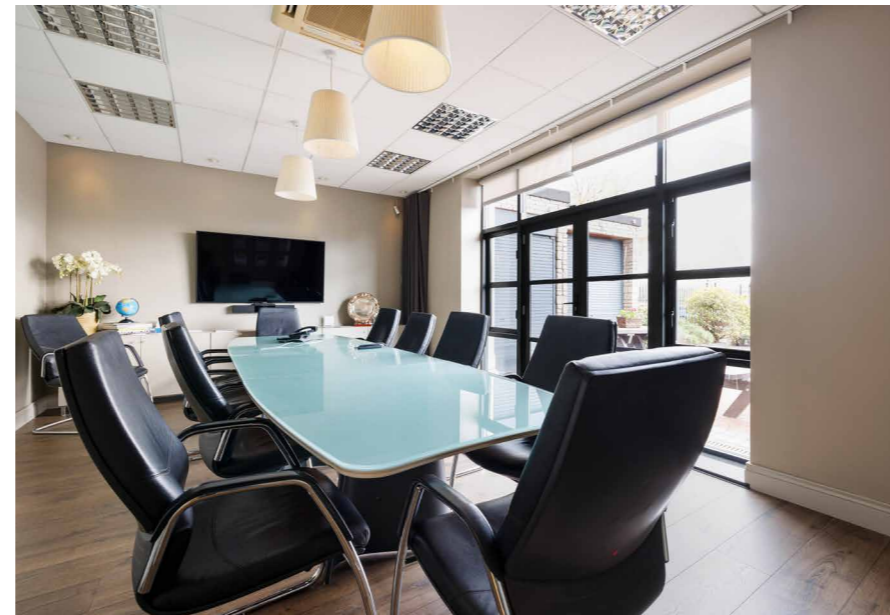
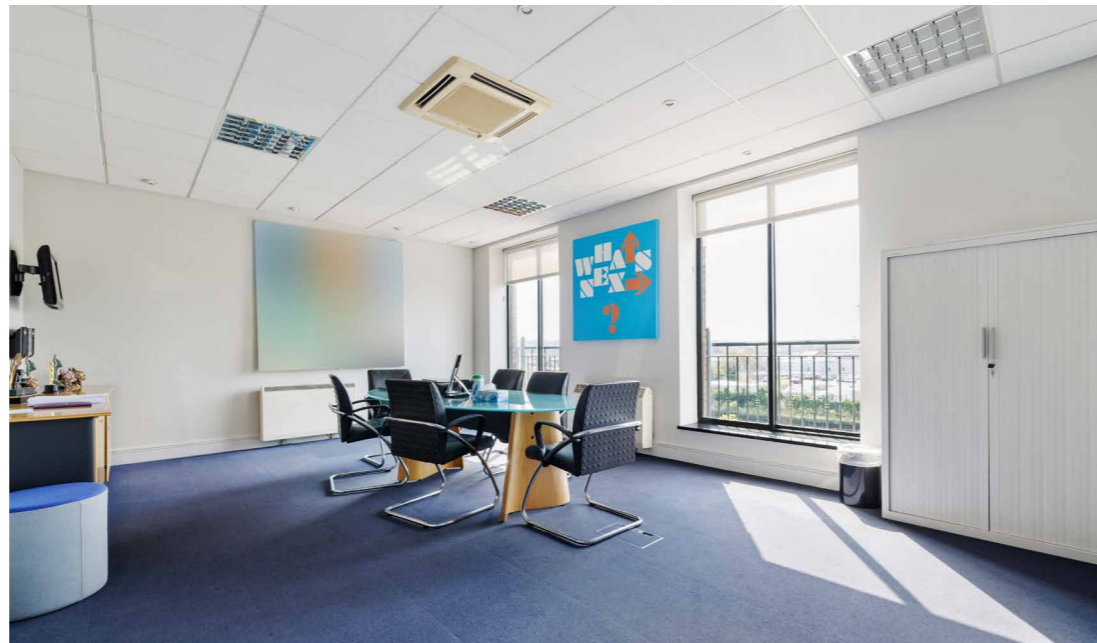
14/15 Fitzwilliam Quay is located overlooking the River Dodder close to Ringsend Bridge and the renowned Dublin's South Docklands area.



Comprises a three-storey modern office building totalling c. 9,420 sq. ft (874.8 sq. m) providing fully fitted office accommodation.



Dublin Bus stops and Dublin Bike stations are all close by. Grand Canal Dock DART station is 10 minutes away.



DESCRIPTION

14/15 Fitzwilliam Quay comprises a three-storey modern office building totalling c.874.8 sq. m (9,420 sq. ft) providing fully fitted office accommodation suited for an owner occupier or investor.

The property comprises two adjoining and fully interconnected buildings with attractive brick, granite and glass elevation which has been maintained to a high standard and features modern office specification including two passenger lifts serving all floors, raised access floors and suspended ceilings with recessed light fittings. The front of the building comprises a secure courtyard car park which can accommodate up to 8 car parking spaces. In addition, there is the option to acquire 14 additional car parking spaces located close by.

Internally the offices offer a combination of both open plan and private office accommodation. At ground floor and first floor level the offices comprise of two self-contained suites on each floor with own toilet and kitchen facilities. At second floor level the offices are open plan across both No's 14 & 15 comprising of predominantly open plan accommodation with cellular offices together with kitchenette and toilet facilities. The Ground Floor level of No. 15 provides a large reception, boardroom, 2nd meeting / collaboration space and a canteen.

The layout provides great flexibility having two entrances and service cores allowing the ability to share occupation, while maintaining exclusive use of one reception if desired.

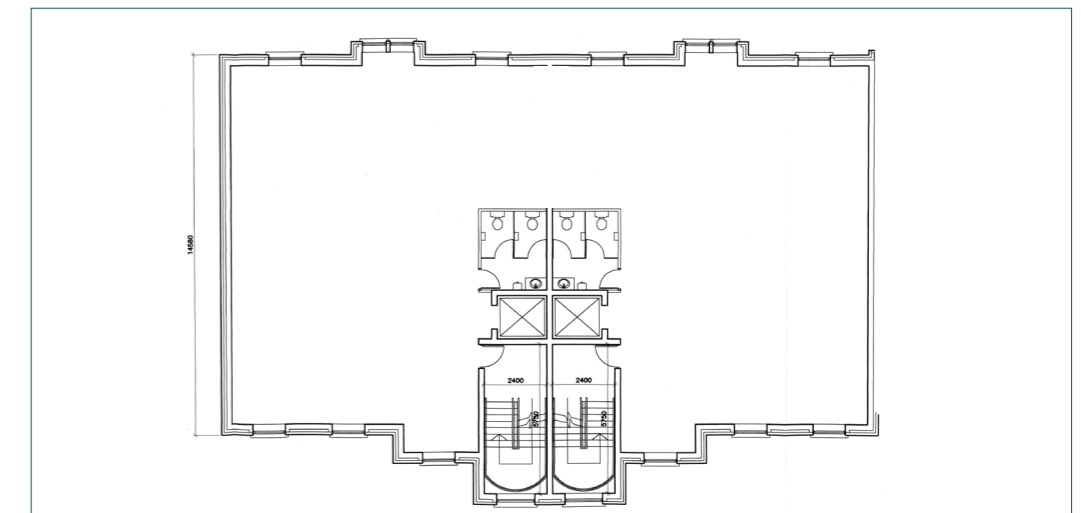
ACCOMMODATION

Approx. Net Internal Area		Sq.m.	Sq.ft.
Ground Floor	No. 14	145.8	1,570
	No. 15	145.8	1,570
First Floor	No. 14	145.8	1,570
	No. 15	145.8	1,570
Second Floor	No's. 14 & 15	291.6	3,140
TOTAL:		874.8	9,420

SPECIFICATION

- Suspended ceiling tiles
- Raised access floors with carpet tiles
- Floor boxes wired for power and data
- CAT 5 cabling
- Air conditioning
- Electric heating
- Toilet facilities on all levels
- Car Parking
- Central location

TYPICAL FLOOR PLAN





VIEWING

Viewing is strictly by appointment with Selling Agents Finnegan Menton.
Contact Nicholas Corson or Emma Byrne on 01 6147900

BER	TITLE	RATES	PRICE
TBC	Freehold	€42,288 (2023)	On application



CONTACT

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