

To Let

# Network House

8 Barrow Street, Dublin 4



- ❖ Entire building c. 251 sq. m. (2,700 sq. ft.).
- ❖ Busy commercial area beside Dublin's Docklands.
- ❖ Excellent transport and leisure facilities nearby.
- ❖ Suitable for office and retail use.
- ❖ Available on new lease.

## Location

Barrow Street is situated near Dublin's South Docklands between Grand Canal Street and Grand Canal Dock, minutes from Dublin's City Centre. Network House occupies a prominent position on the East side of Barrow Street between its junction with Gordan Street and Eurospar.

The immediate area has undergone significant infrastructural development in recent years to become a busy commercial district, illustrated by the variety of hotels within walking distance that provide both leisure and conference facilities. Google's European HQ and Mason Hayes and Curran's offices are located yards from Network House. There is public transport to/ from the city centre and the North and South Dublin suburbs via Grand Canal DART Station beside Barrow Street.

## Description

Network House is a detached two storey building of c. 250 sq. m (2,700 sq. ft) net with significant profile and character. The accommodation comprises a mix of large and small private rooms with the first floor suitable primarily as offices and the ground floor suitable for office and/ or retail use.

The specification includes carpeting, fluorescent strip lighting, perimeter trunking, ladies and gents WC's and kitchen facilities. There is also a small garage and private yard at the rear of the property. This is an rare opportunity to acquire accommodation near Dublin's Docklands also suitable for a variety of uses.

## Lease

New flexible lease terms.

## Rent

On application.

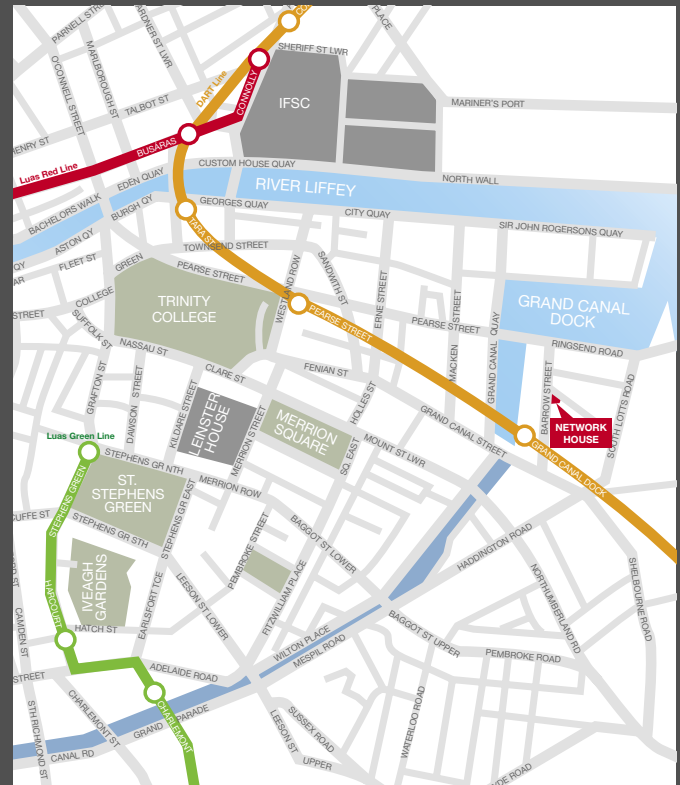
## Viewing

By appointment with sole agents.

## Accommodation

Net Internal Area	Sq.m	Sq.ft
<b>Total</b>	<b>251.95</b>	<b>2,712</b>

## Location Map Barrow Street, Dublin 4



(for illustration purposes only)



For further details please contact:

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