

# To Let - The Warehouse

35 Barrow Street, Grand Canal Docks, Dublin 4

Award winning office development with an area of 652 M<sup>2</sup> to 2,008 M<sup>2</sup>.  
This property is available under Short Lease Terms.

TO LET



## Description:

- Pivotal Office Location Adjacent to Grand Canal DART station on Barrow Street.
- Overlooking Grand Canal Dock
- 652 M<sup>2</sup> – 2008 M<sup>2</sup> & Car Spaces Available
- Modern IT Specification incl. CAT 5 and Comms Room
- New Flexible Lease

## Specification includes:

- Timber Floors with underground cabling
- Floor Boxes wired for primary power
- Full Cat 5 Data Cabling
- High Intensity spot lighting
- Passenger Lift
- Intruder/Fire Alarm Systems
- Gas Fired Central Heating

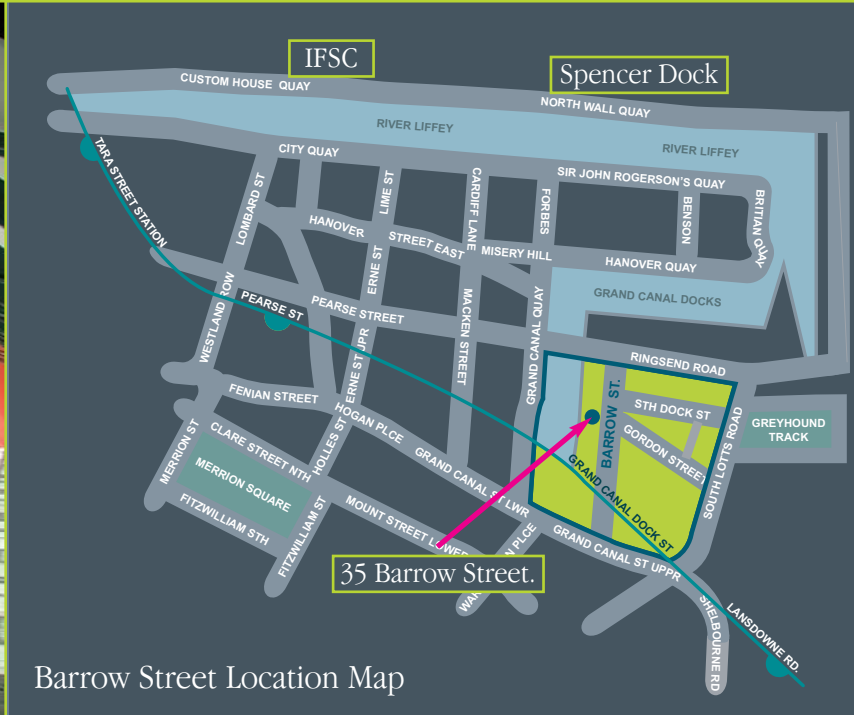


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H O L D I N G S

This office comprises the entire ground, first and second floors of the award winning Warehouse building. The property, which overlooks Grand Canal Dock, benefits from superb natural light and has been finished to a high standard, providing bright and flexible accommodation that would suit a variety of uses. All floors are accessed at ground floor level via an impressive double height tiled reception area and they are predominantly open plan with the use of some cellular offices, tea station, 'break out' area, ladies and gents toilets and shower facilities. Internal finishes include an exposed structural steel room frame and partly exposed stone walls. There is a lift to the first and second floor with the added feature of two balconies overlooking the Dock.



Penthouse Office Suite



Barrow Street Location Map

## Location

Superb office location on the western side of Barrow Street accessed via Upper Grand Canal Street and Ringsend Road. This is a prime business location within easy reach of the city centre with every conceivable amenity located nearby. The area is excellently served by public transport with numerous bus routes passing within the immediate vicinity. The property is also located within a 2-minute stroll of Grand Canal Dock DART Station on Barrow Street.



Inside View



## Lease

New Flexible Lease Available.

## Rent

On Application.

## Accommodation

Net Internal Area.

	sq. m.	sq. ft.
Ground Floor	652	7,039
First Floor	678	7,298
2nd Floor	678	7,298
<b>Total</b>	<b>2008</b>	<b>21,635</b>

## Service Charge

Approximately €43.67 per M<sup>2</sup>.

## Municipal Rates

€49.67 per M<sup>2</sup>.

## Viewings

Strictly by appointment through letting agents.

## Car Parking

Car Spaces Available.



**TREASURY**  
HOLDINGS

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