



TO LET - BY WAY OF ASSIGNMENT

**GROUND AND FIRST FLOOR, 3 FORBES ST,
GRAND CANAL DOCK, DUBLIN 2**

RETAIL OPPORTUNITY



LOCATION

This high-profile ground and first floor unit is located in a prime position in Grand Canal Dock which is located in one of the core business districts in the Dublin City Centre

The area is a prime residential and commercial location. Surrounding occupiers include some of the largest Tech and Finance and Legal brands of the World, including State Street, Grant Thornton, Google, Facebook, Accenture, JP Morgan, HubSpot, Central Bank, Citibank & PwC.

Nearby hotel facilities include the 5 star Marker Hotel, 4 star Maldron Hotel and 3 star Jury's Inn. The Grand Canal Dock Theatre, Restaurant, Residential and Office district is within 3 minutes' walk.

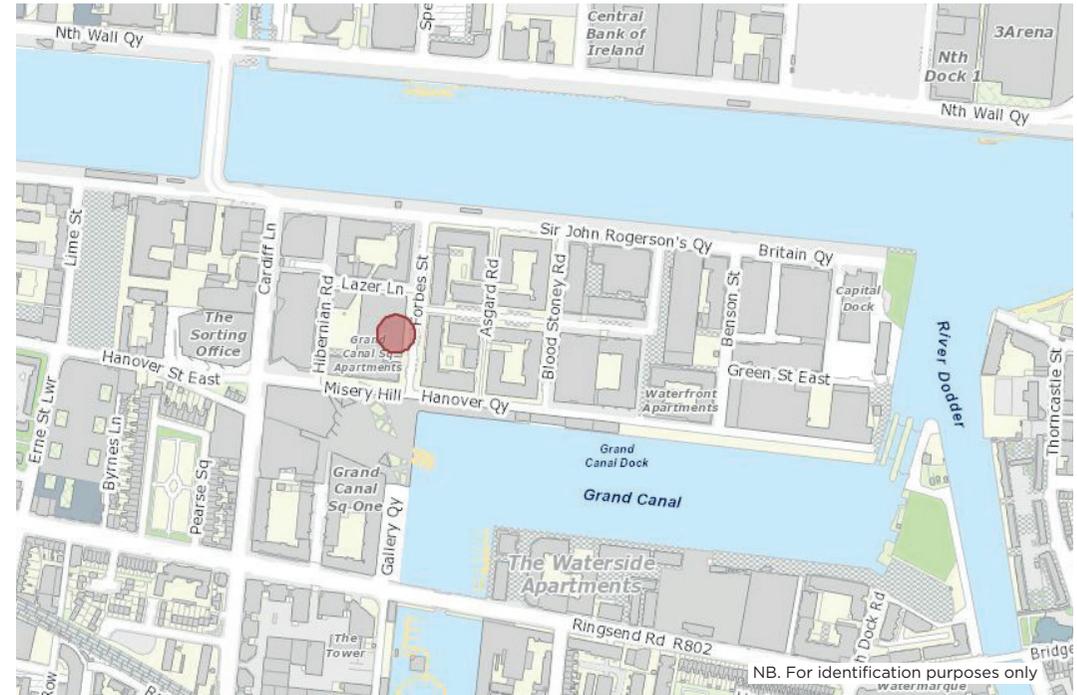
This location is extremely well serviced by transport - with LUAS Light Rail, DART services and Dublin Bike stands all less than 7 minutes' walk away.

DESCRIPTION

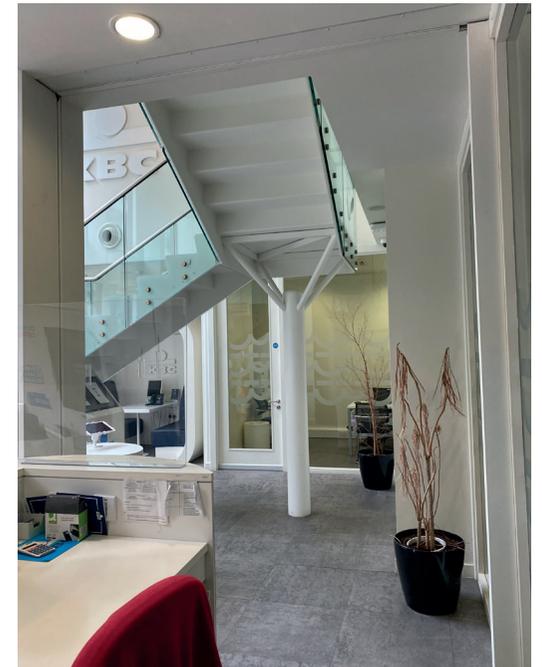
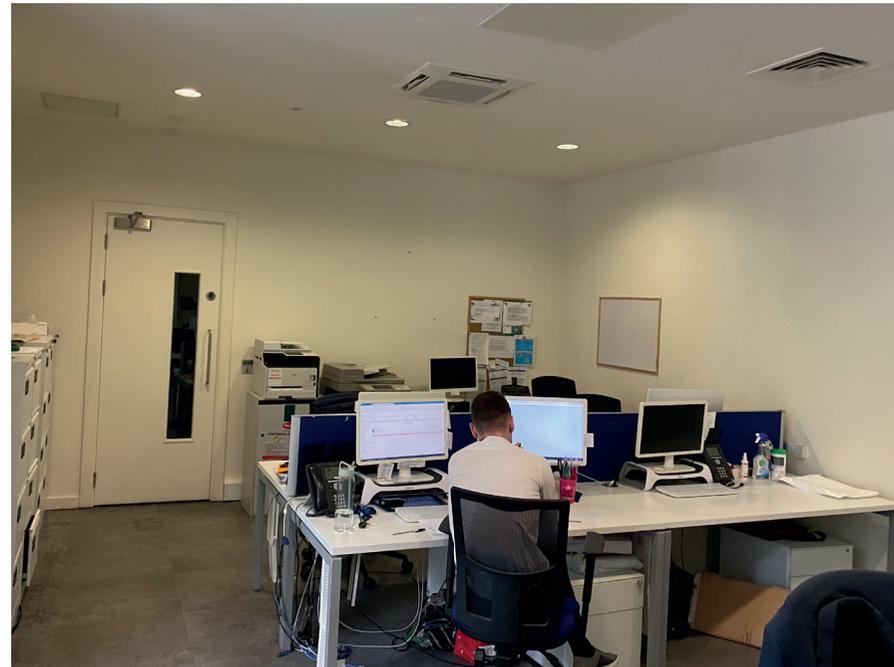
The subject property comprises of a ground and first floor retail/office unit which forms part of a of a seven -storey building. The entire property extends to approximately 272 sq.m. (2,897 sq.ft.). The property is suitable to a variety of other uses, subject to the necessary planning permission.

The unit is currently arranged to provide an open plan waiting customer and reception area as you enter the property. To the rear are 2 glazed meeting rooms, a soft seating area, a manager's office. On the first floor which can be accessed via lift if required provides for 3 further offices, meeting room and Kitchen.

Specification includes, plastered and painted walls, power and data cabling, glazed cellular offices and carpet covering.



GROUND AND FIRST FLOOR, 3 FORBES ST, GRAND CANAL DOCK, DUBLIN 2



LOCAL AUTHORITY RATES

Refer to agent.

BER

BER D1

BER Number: 800261505

BER Advisory: 333.04 kWh/m²/yr1.6

QUOTING RENT

€85,000 per annum.

LEASE TERMS

Lease Commencement Approx.	10/02/2014
Term	10 years
Lease Expiry	09/02/2034
Break Option	09/02/2024
Repairs	IRI
Annual Rent	€85,000
Floor Area Approx.	2,897 sq.ft.

VIEWING

All viewings are strictly by appointment through the sole letting agent.

AGENT DETAILS

For further information please contact:

Brian Kelly MRICS MSCSI

Associate Director

M: +353 (0) 87 337 4933

E: brian.kelly@qre.ie

David O'Malley MRICS MSCSI

Director

M: +353 (0) 86 857 9209

E: david.omalley@qre.ie

qre.ie



PSRA Registration No. 003587

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