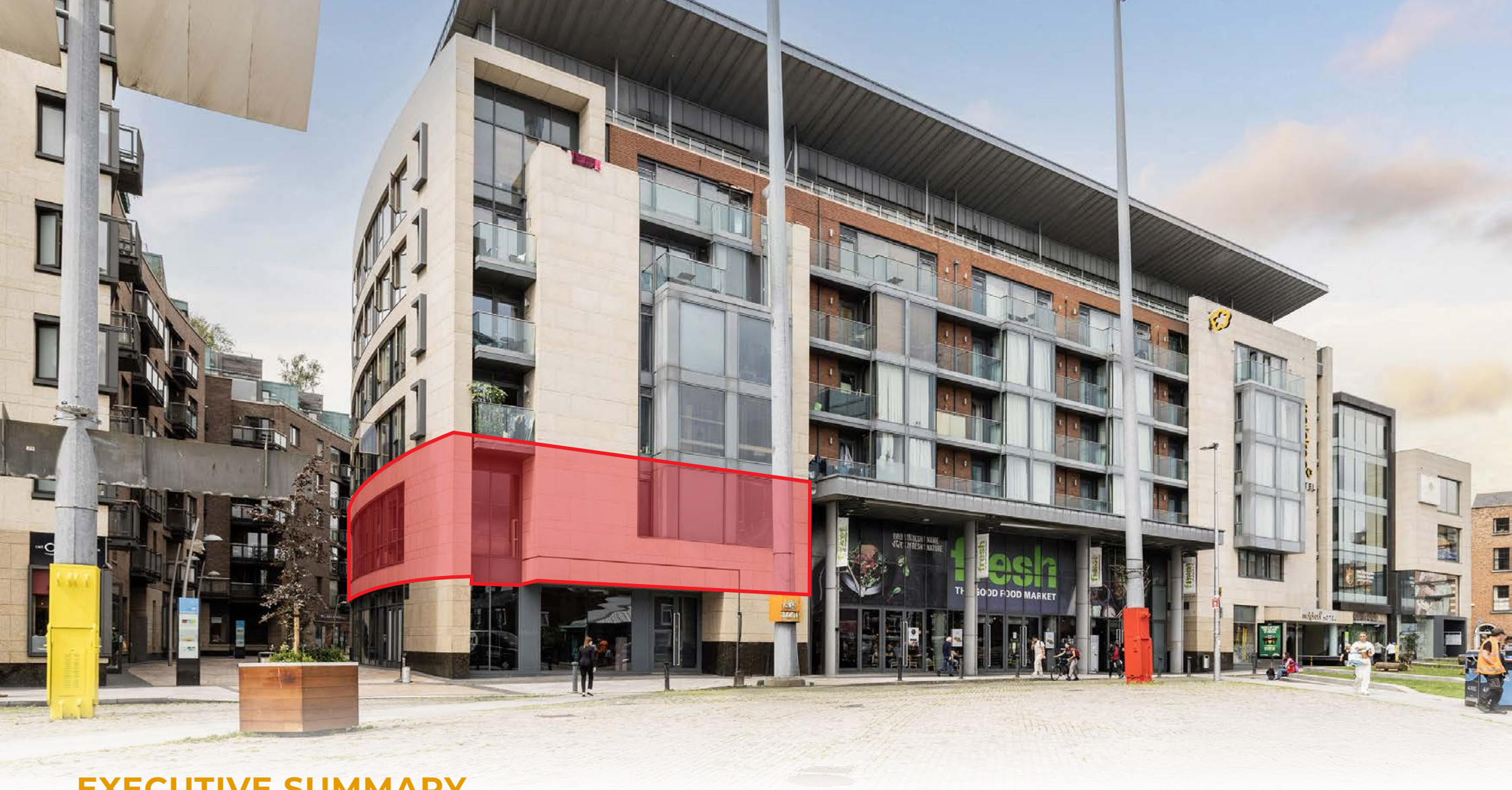


SMITHFIELD

SMITHFIELD MARKET • DUBLIN 7

**FULLY FITTED FIRST FLOOR OFFICE,
BLOCK F, SMITHFIELD MARKET**

TO LET BY WAY OF SUB LEASE OR ASSIGNMENT



EXECUTIVE SUMMARY



FULLY FITTED FIRST FLOOR
OFFICE ACCOMMODATION



EXTENDING TO APPROX.
498 SQ.M. (5,370 SQ.FT.)



ACCESS TO SHARED TERRACE



AVAILABLE BY WAY OF
SUBLEASE OR ASSIGNMENT



OWN DOOR ACCESS



STRATEGICALLY LOCATED IN THE
HEART OF SMITHFIELD MARKET



EXCELLENT PUBLIC TRANSPORT LINKS

LOCATION

The subject property is located within the Smithfield Market development, adjacent to Fresh and the Maldron Hotel, and in close proximity to the Light House Cinema, restaurants, and the Jameson Distillery.

Strategically located in the heart of Smithfield Market, the property is just a 15-minute walk from Dublin City Centre. This well-positioned location not only ensures excellent accessibility but also provides exceptional exposure to the city's vibrant cultural, commercial, and entertainment amenities.

The property is just a three-minute walk from the LUAS Red Line at Smithfield, offering convenient access throughout Dublin.

The building is well connected to a variety of amenities within walking distance:



Dublin Bikes 1 min



Luas Red Line 3 min



Dublin Bus 5 min



City Centre 15 min



Heuston Station 15 min





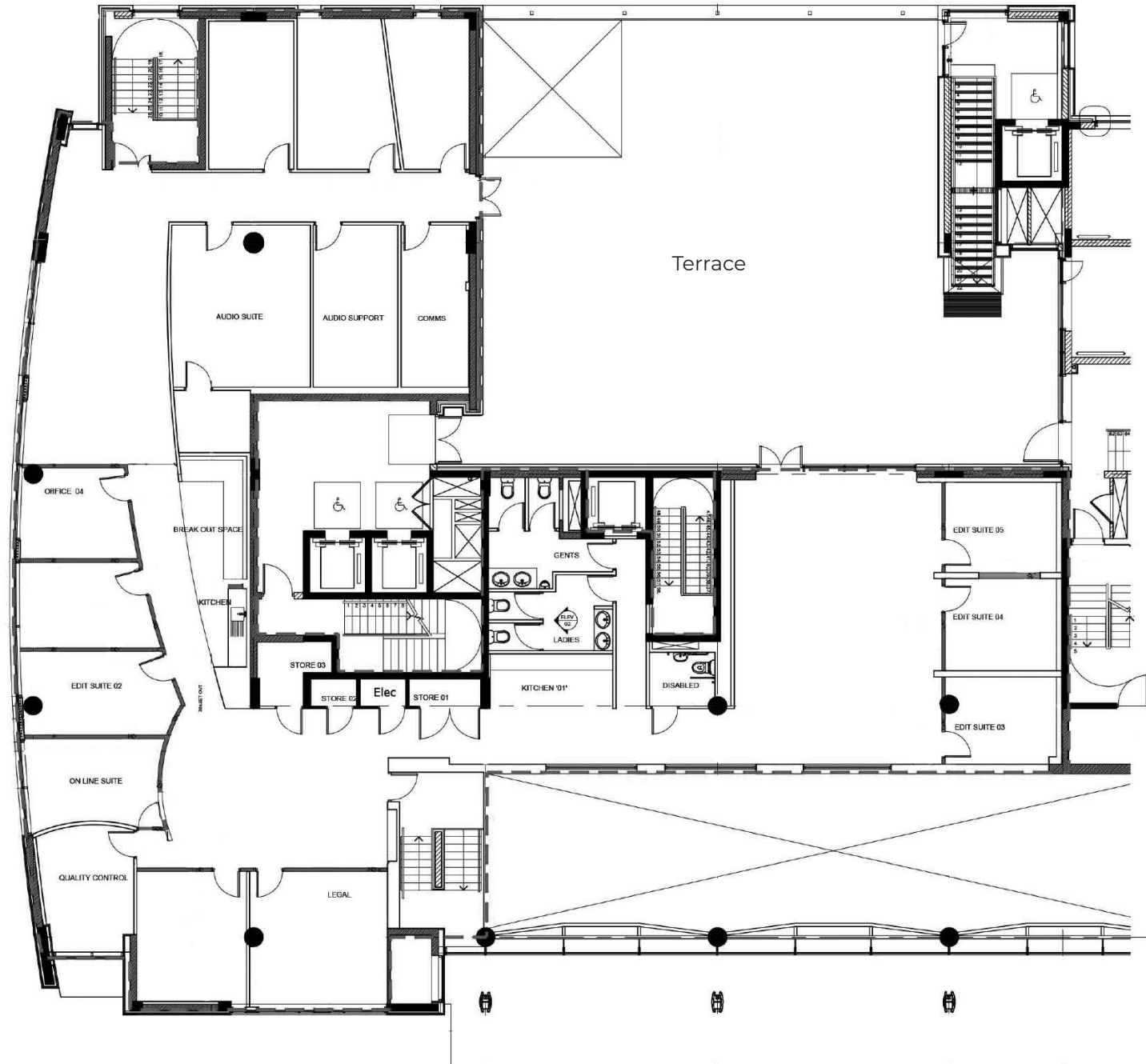
DESCRIPTION

The unit comprises a first floor office in a mixed used development extending to approximately 498 sq.m. (5,370 sq.ft.).

The property is fully fitted to a high standard, comprising a mix of open-plan and cellular office accommodation including two meeting rooms and two soundproofed booths. Internal specification includes raised access floors, air conditioning, carpet tiles, plastered and painted walls, exposed ceilings with dimming controlled LED lighting and two fitted kitchens. The property also benefits from access to an external shared terrace.



FLOORPLAN



LEASE TERMS

Let on a 25 year lease from 6th July 2007 at €177,243 per annum with 5 yearly rent reviews.

VAT

VAT is not applicable.

SERVICE CHARGE

Approx. €6,582 per annum.

VIEWING

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

AGENTS DETAILS

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QRE

**REAL ESTATE
ADVISERS**

PSRA Registration No. 003587

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