



REAL ESTATE
ADVISERS

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





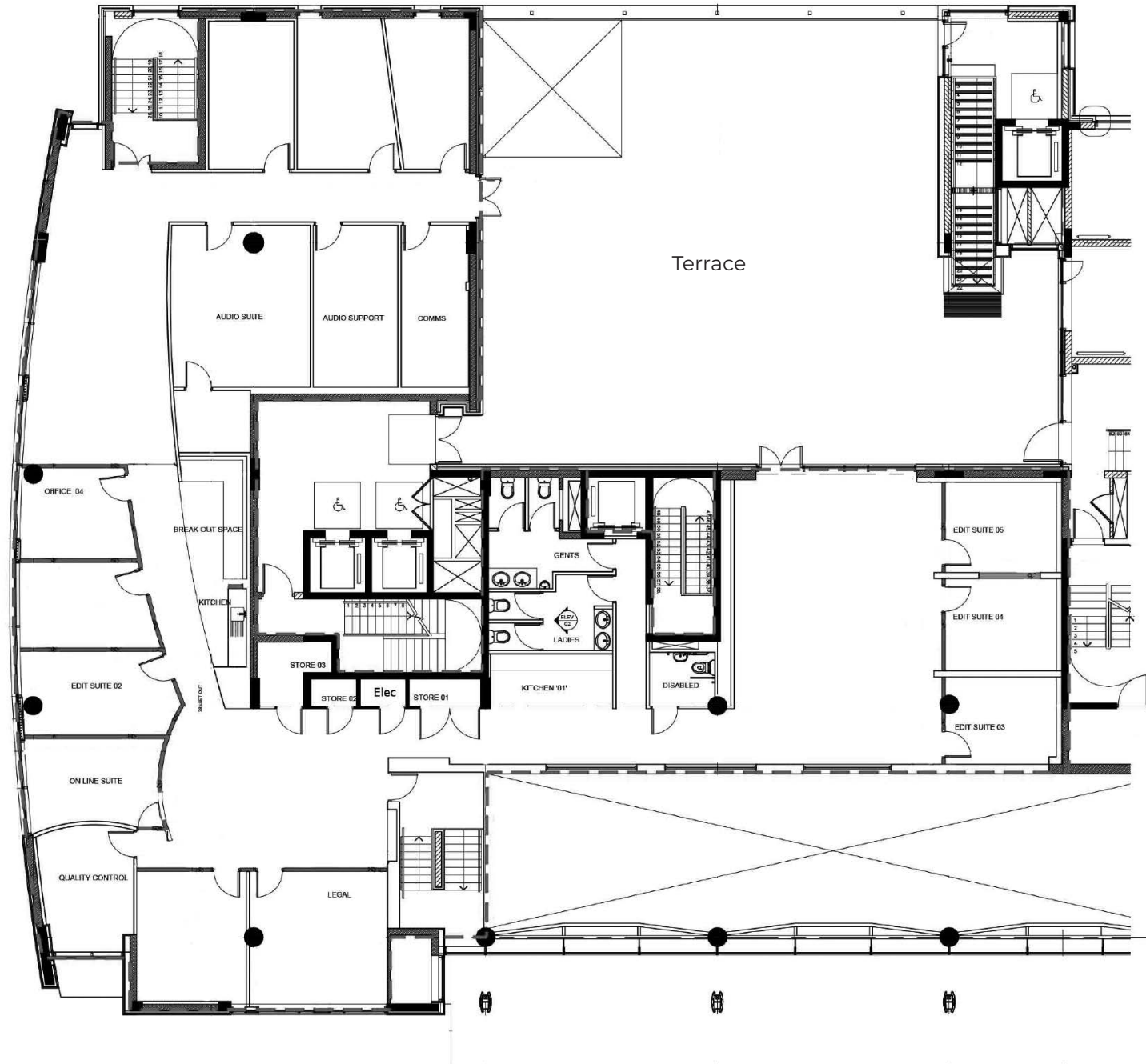
DESCRIPTION

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

Brian Kelly

Associate Director

M: +353 (0) 87 337 4933

E: brian.kelly@qre.ie

Kim Moran

Surveyor

M: +353 (0) 83 461 4449

E: kim.moran@qre.ie

qre.ie

QRE

**REAL ESTATE
ADVISERS**

PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.

