

# SMITHFIELD

SMITHFIELD MARKET • DUBLIN 7

**GROUND FLOOR UNIT, BLOCK E**

**TO LET**



## EXECUTIVE SUMMARY



FULLY FITTED GROUND FLOOR  
OFFICE ACCOMMODATION



EXTENDING TO APPROX.  
390 SQ.M. (4,200 SQ.FT.)



STRATEGICALLY LOCATED  
IN THE HEART OF SMITHFIELD  
MARKET



AVAILABLE BY WAY OF  
SUBLEASE OR ASSIGNMENT



OWN DOOR ACCESS



ENCLOSED OUTDOOR TERRACE



EXCELLENT PUBLIC  
TRANSPORT LINKS

## LOCATION

The subject property is situated in the Smithfield Market development, directly across from Charter Medical Group, the Maldron Hotel, and the Light House Cinema. Smithfield is a highly accessible area with excellent public transport links. The Red Line Luas is right at your doorstep at the Smithfield Luas Stop, Dublin Bus services are available on Arran Quay, and the train at Heuston station.

Smithfield has undergone significant changes in recent years. Furthermore, the property's strategic location, just a 15-minute walk from Dublin City Centre, enhances its accessibility. This proximity not only ensures convenience but also provides exceptional exposure to the city's vibrant cultural, commercial, and entertainment offerings.

**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

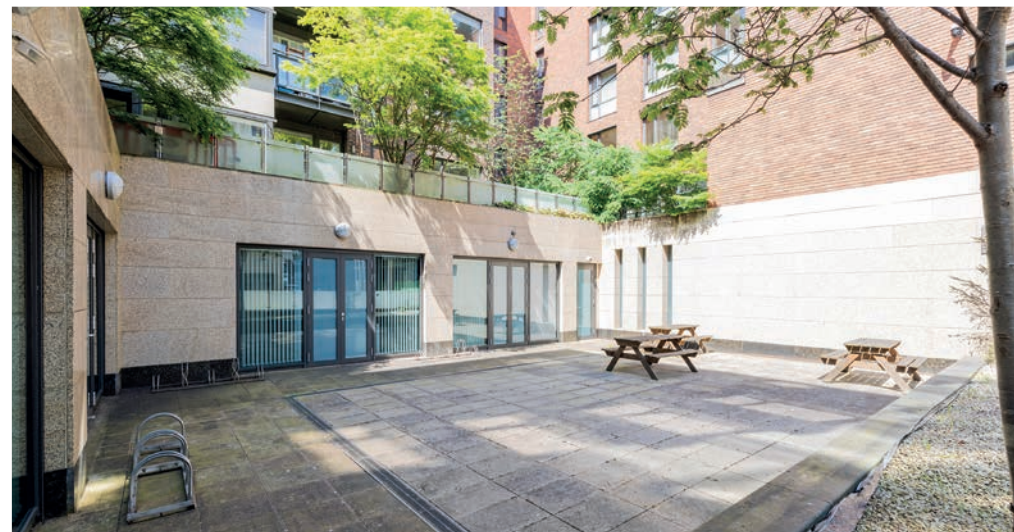




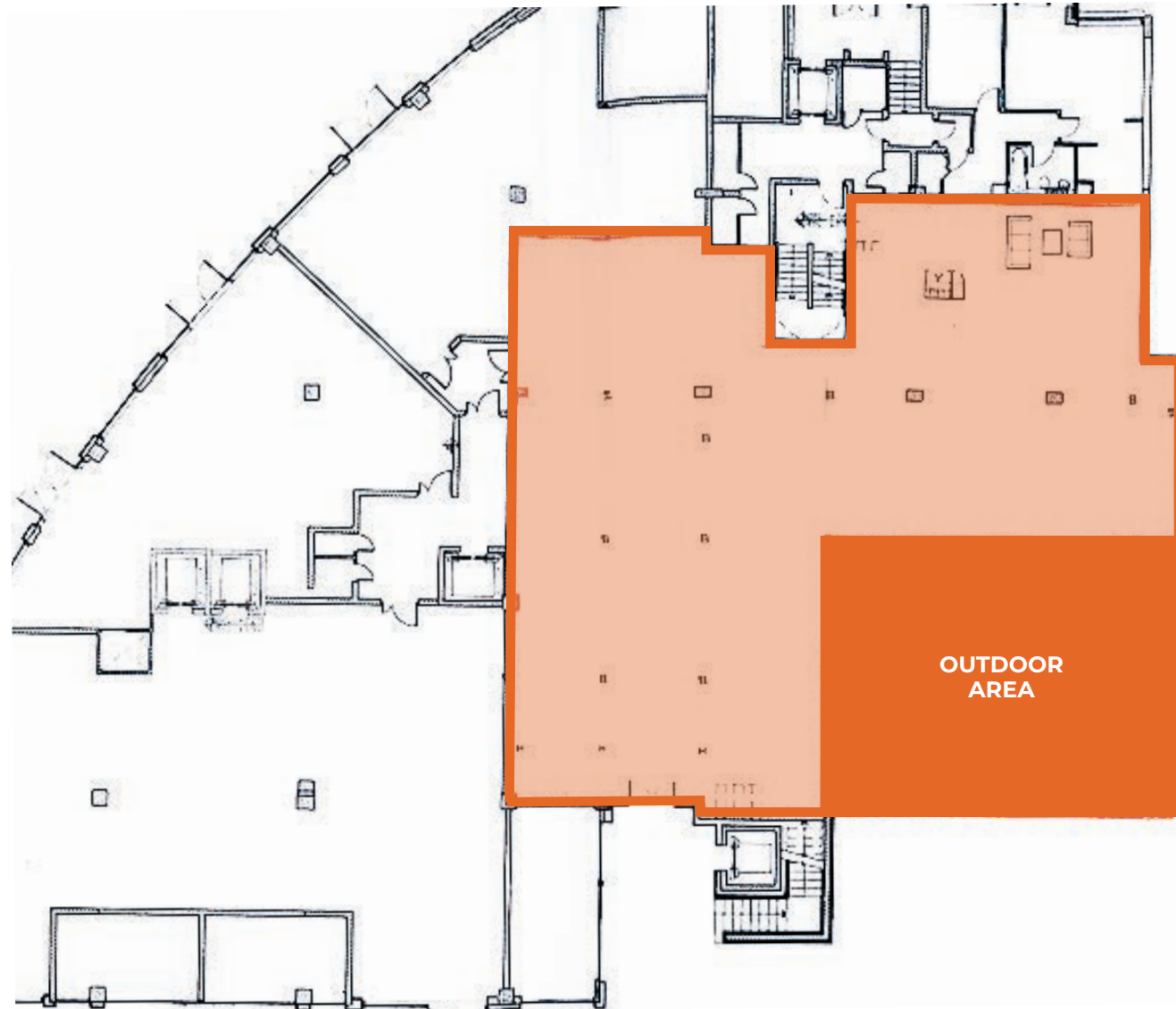
## DESCRIPTION

The unit comprises a ground floor own door office suite extending to approx. 390 sq.m. (4,200 sq.ft.). The property benefits from an enclosed private terrace to the front and is fitted with outdoor seating.

Internally the property is fully fitted and provides a mix of open plan and cellular office accommodation. It is fitted with raised access floors, carpet tiles, plaster and painted walls, exposed ceilings with dimming controlled LED lights, fitted kitchen, ladies and gent's w/c, shower facilities and furnished with tables and chairs.



# FLOORPLAN



## LEASE TERMS

Let on a 10-year lease from 1st March 2021 at €126,000 per annum with 5 yearly rent reviews and break in 8th year.

## SERVICE CHARGE

Approx. €4,000 per annum.

## VIEWING

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

## AGENTS DETAILS

### Brian Kelly

Associate Director

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Surveyor

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**QRE** REAL ESTATE  
ADVISERS

PSRA Registration No. 003587

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