

Manor Street Business Park, Manor Street, Dublin 7

Own Door Offices

To Let



- Modern own door offices
- Unit 1 / 3: 635 sq m (6,818 sq ft)
- Unit 5: 599 sq m (6,433 sq ft)
- Convenient location close to city centre, N3 & M50
- Parking available
- Flexible lease terms

Grafton Buildings, 34 Grafton Street, Dublin 2. Tel: 01 673 1400

Joe O'Donoghue
Lambert Smith Hampton
Email Address: jodonoghue@lsh.ie

Barry Ronan
Lambert Smith Hampton
Email Address: bronan@lsh.ie

**Lambert
Smith
Hampton**

01 673 1400
www.lsh.ie

Manor Street Business Park, Manor Street, Dublin 7



Location

The park is located off Manor Street with access is by way of Shea's Court. The immediate area comprises mainly residential occupiers and a variety of shops, cafés, restaurants, childcare and gyms. The property provides ease of access to Smithfield, the City Centre, the Navan Road (N3), LUAS Red line and multiple bus routes. DIT Grangegorman, Blackhall Place and the Four Courts are all in close proximity.

Description

Manor Street Business Park consists of a cluster of modern own door office units.

Unit 5 comprises a quirky part 3 storey office with an extensive open plan third floor with bespoke exposed warehouse ceiling. Unit 5 benefits from a reception, meeting rooms, large open plan area, server room, kitchenette, toilets, air conditioning and lift access.

Unit 1/3 comprises a good mix of open plan and cellular offices which confirm to a more traditional office layout. The building benefits from reception, meetings rooms, larger open plan offices, server room, canteen toilets/shower facilities and air conditioning. Designated parking is available in the business park.



Features

- Carpet floor coverings
- Computer cabling
- Reception
- Meeting rooms
- Toilets / Shower facilities
- Car parking
- Alarm / Intercoms

Lease

The property is available under new flexible lease terms.

Rent

On Application

BER

On Application

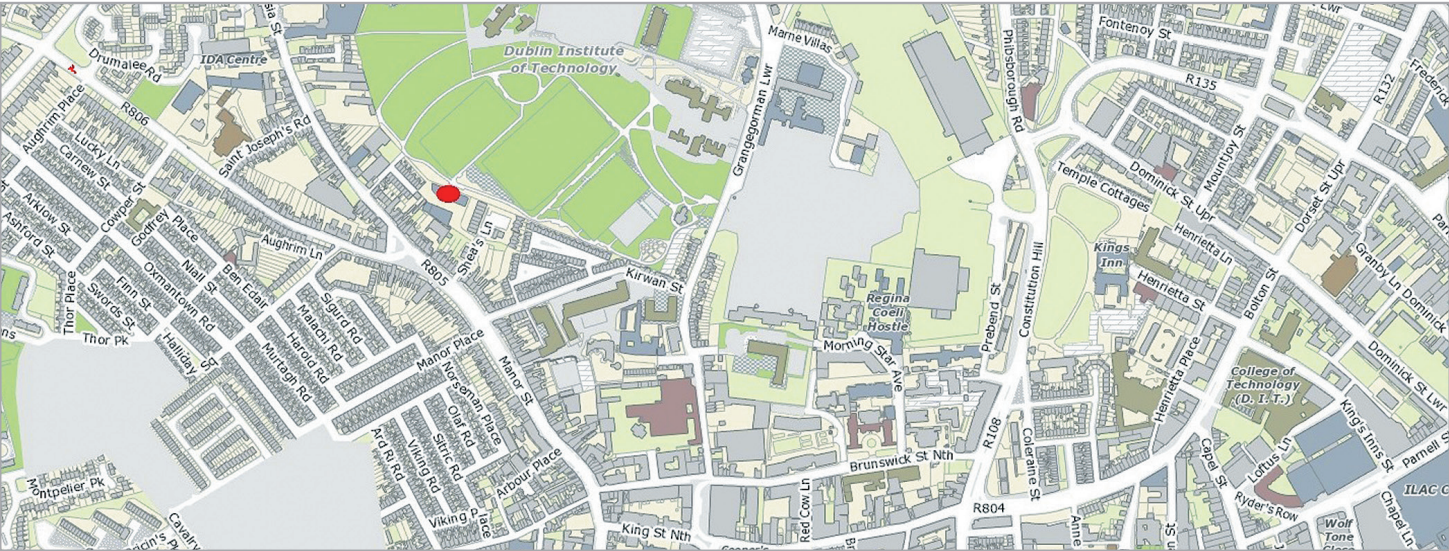
Viewing

Strictly by appointment through sole letting agents.

Accommodation

Floor Area	Sq m	Sq Ft
Unit 1/3	633	6,814
Unit 5	599	6,448

Interested parties are advised to verify the floor areas and to undertake their own due diligence.



© Lambert Smith Hampton (LSH) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of LSH or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) LSH cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of LSH has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) LSH will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.