

**Office Suites at  
1-4 Adelaide Road  
Glasthule Co. Dublin**



**Size:** 157.85 m<sup>2</sup>  
**Car Parking:** Available at €1,100p.a.  
**Heating:** GFCH  
**Ber Rating:** **BER** E1

**€32,000p.a.**  
VIEWING BY APPOINTMENT

Purpose built office space available immediately, located in Glasthule Village, many amenities are close by including shops and restaurants, various transport links to M50/N11, Dart and Bus routes.

The office is designed open plan and is currently partitioned into a couple of private offices with a reception area, kitchenette and file storage room but could be easily re partitioned to suit a new tenant's requirements. An additional 12.44 m<sup>2</sup> of space is available if required.

Outside there are steps leading up to a reception area which is wheelchair accessible by ramp. There is car parking space to the rear of the building and also free on street parking available on the other side of the traffic lights on Adelaide road, Villarea Park, Spencer Villas and Claremont Villas.

## FEATURES

- Purpose built office space 157.85 m<sup>2</sup> (1,700sq.ft.)
- Additional space available if required.
- Convenient Location.
- 2 Private Car parking spaces available at€1,100p.a.
- Reception Areas.
- Lift facilities.
- Shared bathroom facilities.
- Kitchenette.
- GFCH.

**BER:** **BER E1**  
**BER NO:** 800498586  
**kWh/yr<sup>2</sup>:** 618.77





First floor reception area.



Ground floor reception area.





Entrance Ramp

Negotiator  
**Tom O'Higgins**  
MIPAV TRV MCEI

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**Tom  
O'Higgins**

ESTATE AGENT

Estate Agent  
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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE

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