

OFFICES TO LET



1 Albert Terrace, Dublin 2



NEWLY REFURBISHED HIGH QUALITY OFFICES EXT. 2,894 SQ.FT



LOCATION

This fully refurbished office building at 1 Albert Terrace is located adjacent to the Iveagh Court office development and just around the corner from the intersection of Harcourt Road and Charlemont Street.

1 Albert Terrace is the perfect location for a small business to locate. The immediate area benefits from an abundance of café/ dining amenities including, Starbucks, The Odeon, The Art of Coffee and Morton’s. This well-established office location is home to many well know occupiers. Deloitte, Aviva, IDA, Regus, WeWork and EY are just some of the prominent occupiers that have chosen to locate in the area.



Clayton Charlemont



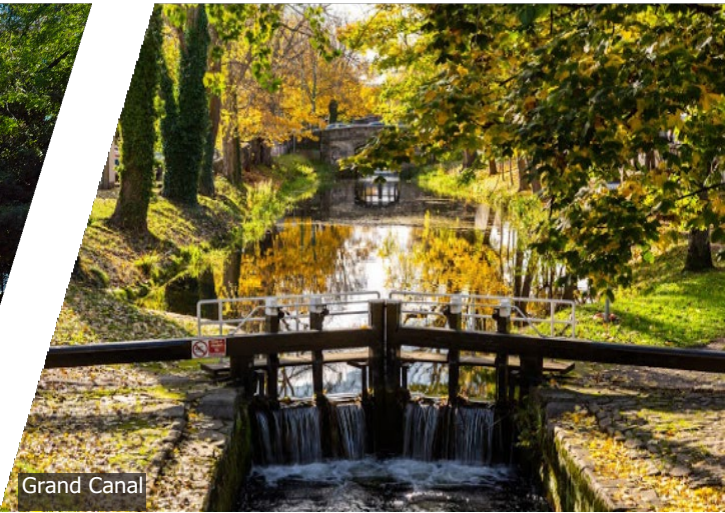
1 Albert Terrace



Dublin Bikes



St Stephen's Green



Grand Canal

THE BUILDING

1 Albert Terrace provides a unique opportunity to acquire an own door office building in the heart of Dublin’s traditional Central Business District.

The building was recently refurbished to a high standard with quality finishes throughout providing potential occupiers with bright and efficient office space along with two private terrace areas. The building provides an open plan reception coupled with meeting/boardroom, open plan office space on each floor and shower facilities. There is 1 car space available in the adjacent Iveagh Court development.

TRANSPORT

1 Albert Terrace is served by multiple public transport links. Dublin Bus can be found nearby on Camden Street a 5 minute walk away while Dublin Bikes can be found on Harcourt Terrace a 3 minute walk away. The Luas Green line Harcourt Street Stop is also within 3 minutes’ walk, while the nearest DART station is located at Pearse Street, a 15 minute walkaway.



Luas



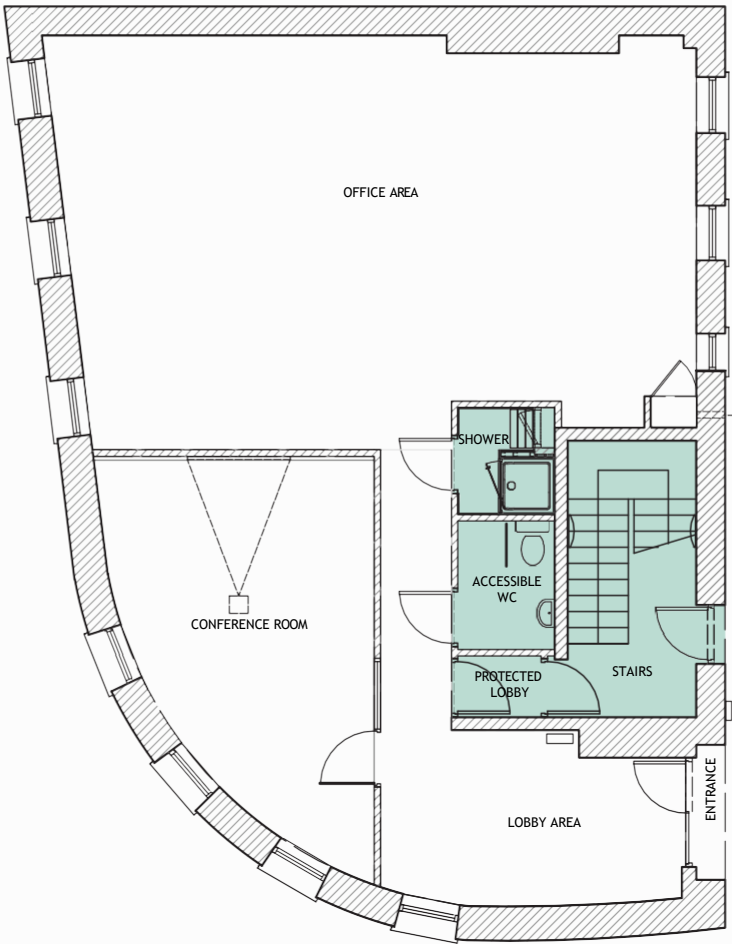
Iveagh Gardens

SPECIFICATION

- New mineral fibre ceiling tiles
- New LED lighting, spot lighting and emergency lighting
- Painted and plastered walls
- Gas fired radiators
- Raised access floor wired for power with CAT 5e/CAT 6 cabling
- New carpet tile finish
- Boardroom/Meeting room
- Air conditioned comms area
- Private terraces
- Refurbished reception area
- Ladies and gents toilets
- Disabled toilet
- Shower facilities
- Wheelchair access
- Fully alarmed
- Intercom/access control
- Temp control on each floor

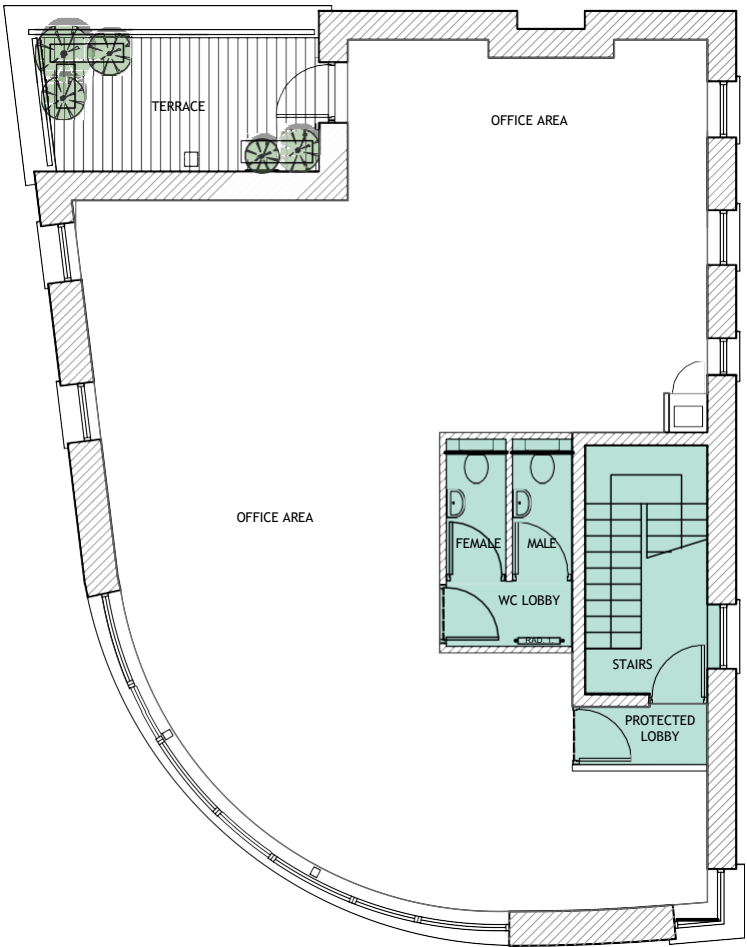
Common Areas

GROUND FLOOR



FIRST FLOOR

Common Areas



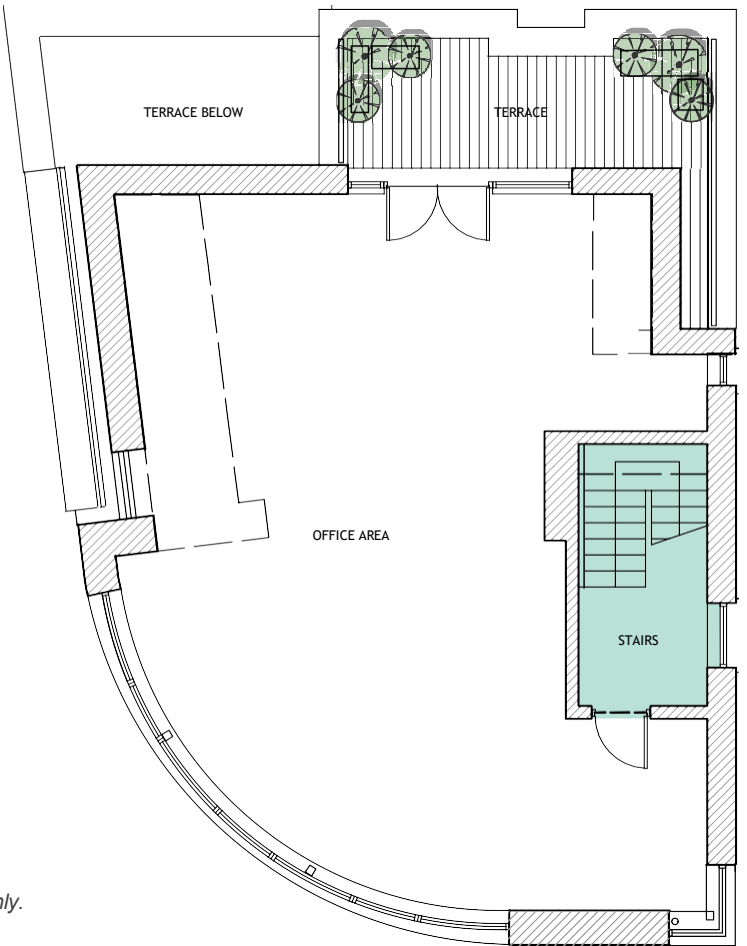
ACCOMMODATION (NIA)

ACCOMMODATION	SQ.M (NET)	SQ.FT (NET)
Ground Floor	97.91	1,054
First Floor	91.97	990
Second Floor	78.96	850
Total	268.84	2,894

*The above Net Internal Areas are approximate areas only.

SECOND FLOOR

Common Areas



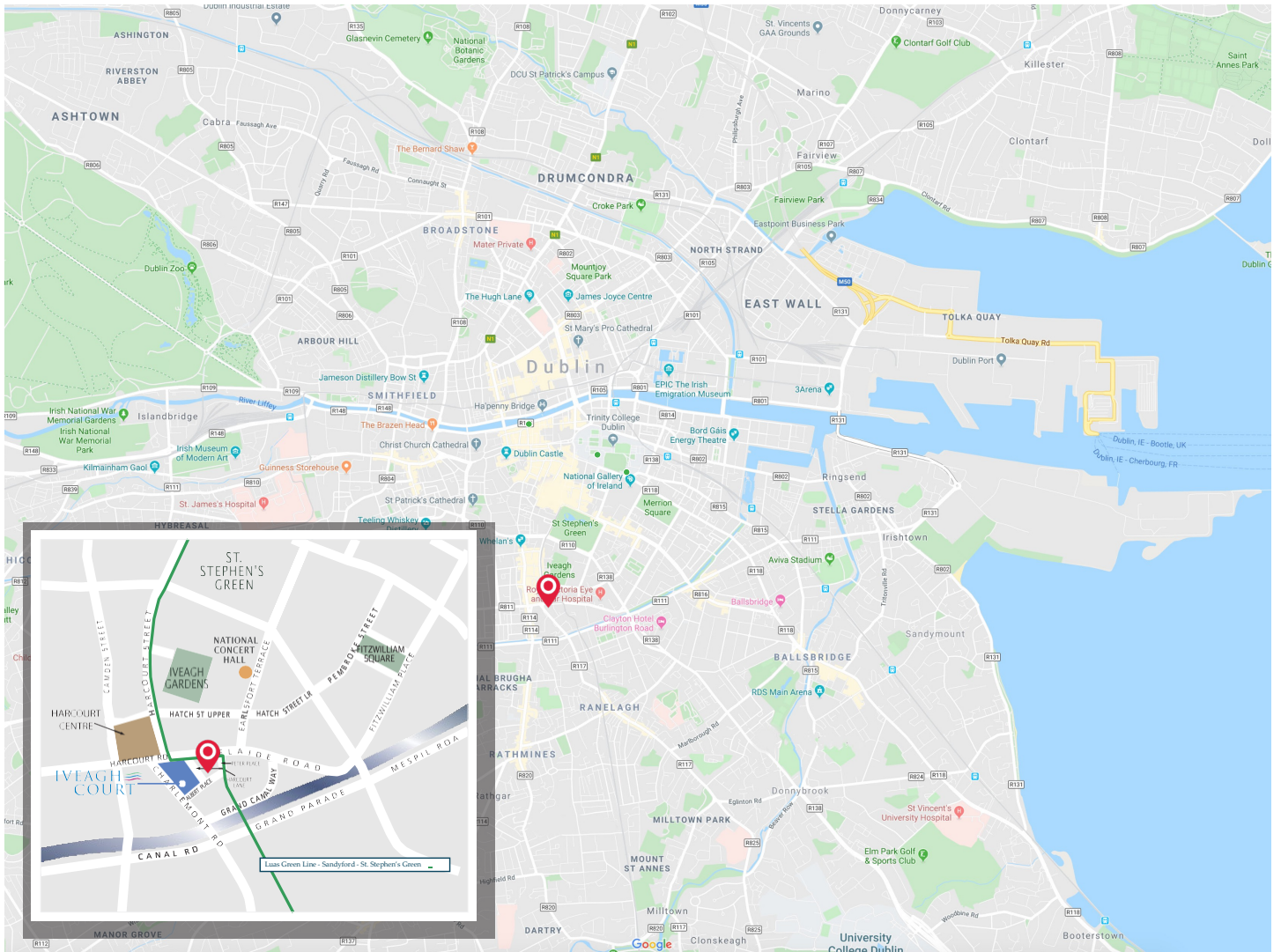
*Floor plans not to scale. Floor plans for indicative purposes only.

BRIGHT & SPACIOUS OFFICES



Flexible open plan floor space
adaptable to a range of fit-outs.





 1 Albert Terrace, Dublin 2

Rent

On application

Lease Term

The building is available to let on a new lease directly from the Landlord.

Viewing

Viewing highly recommended by appointment with sole agents Knight Frank.

Car Parking

1 car parking space

BER C1



20-21 Upper Pembroke Street
Dublin 2

Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)

PSRA Registration Number: 001266

Subject to Contract/ Contract
Denied/ Without Prejudice

CONTACT

Tom Fahy

Tel: +353 1 634 2466

Tom.Fahy@ie.knightfrank.com

Warren Egan

Tel: +353 1 634 2466

Warren.Egan@ie.knightfrank.com

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