

Lisney

FOR SALE/ TO LET

3 HARBOUR SQUARE, DUN LAOGHAIRE, CO. DUBLIN



01-638 2700

- Modern own door office extending to 427 sq.m (4,600 sq.ft)
- Fully fitted and furnished
- Situated in center of Dun Laoghaire with excellent access to amenities and transport links
- 10 basement car parking spaces





LOCATION

Dún Laoghaire is one of Dublin's most popular suburbs and is located just 8 kilometres south of Dublin City Centre. Overlooking Dublin Bay, Dún Laoghaire is a busy and thriving town with a rich maritime history.

Harbour Square is a modern development occupying a prominent position on Crofton Road in the centre of commercial activity in Dún Laoghaire. The development is finished well and comprises a mixture of apartments, offices and a retail parade. The development is situated within close vicinity to Marine Road and Dún Laoghaire Shopping Centre providing a host of retail amenities, bars and restaurants.

ACCESSABILITY

Harbour Square is strategically located at a transport hub. Dún Laoghaire (Mallin) station is located directly opposite the development providing rail services to Dublin city centre and also suburban areas such as Greystones, Bray, Blackrock, Raheny, Howth and Malahide.

Dublin Bus services including the routes 7, 7-N, 7a, 7d, 45a, 59 and 111 are situated within the vicinity.

There is a BleeperBike designated bike rack situated adjacent to the Harbour Square development. BleeperBike is a bike sharing scheme which is supported by an app. With the council recently introducing dedicated cycle lanes locally including a segregated cycle route from Blackrock to Sandycove, this should prove to be an excellent amenity.



DESCRIPTION

Unit 3 Harbour Square comprises an own door ground floor modern office unit extending to 427 sq.m (4,600 sq.ft). The office suite is well proportioned with a good mixture of open plan office accommodation, partitioned offices, meeting rooms and a kitchen. The office is finished to an excellent standard.

Specification comprises carpeted raised access floors, suspended mineral fibre ceilings and Cat-2 lighting. The property benefits from being fully fitted and furnished.

The property benefits from 10 secure basement car parking spaces.

ACCOMMODATION

	SQM	SQFT
Ground Floor, 3 Harbour Square	427	4,596
Car Parking	10 Carparking Spaces	



BER INFORMATION

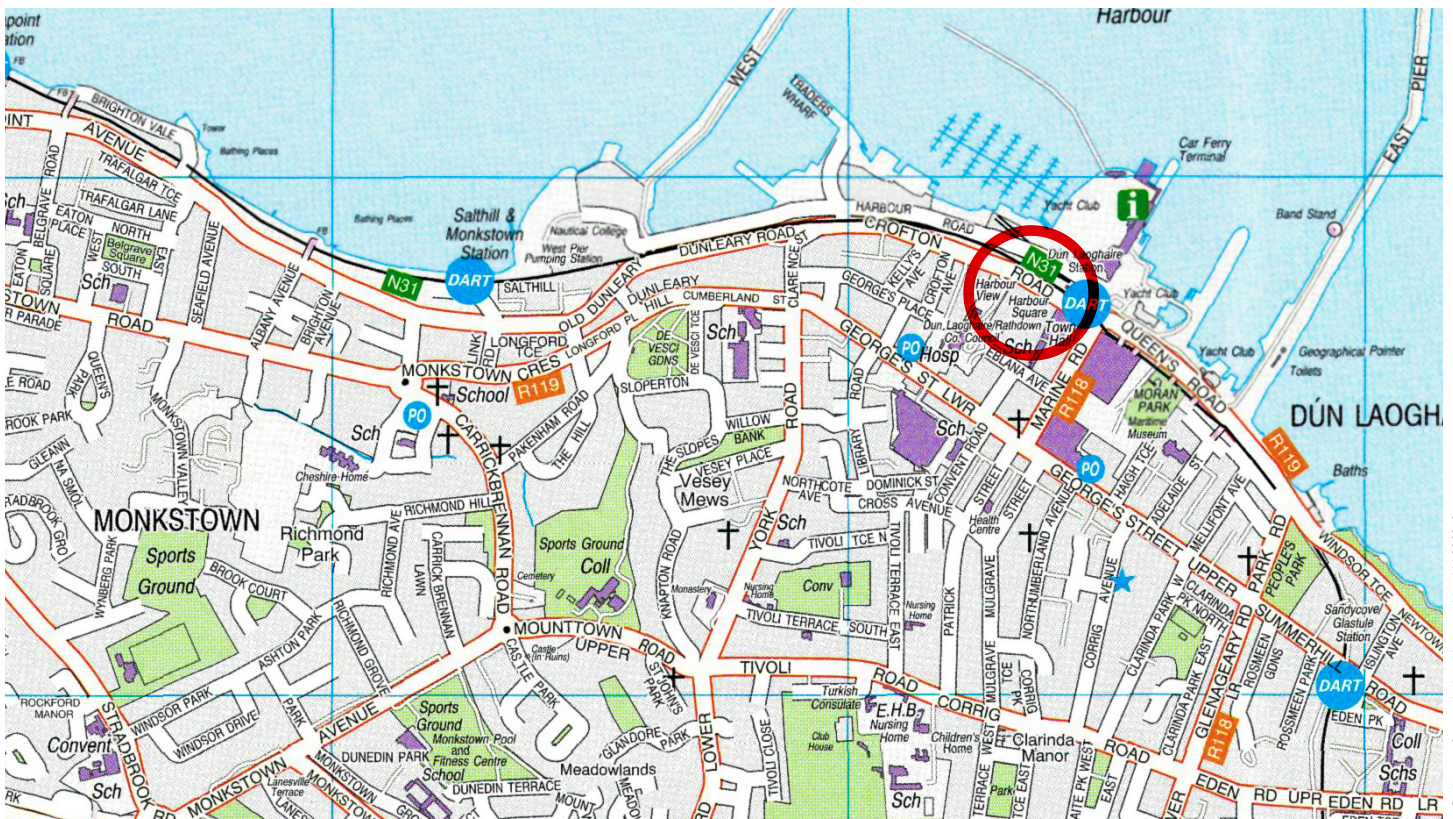
BER: CI
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 290.9 (kWh/m2/yr)

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling/letting agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

