

The Old Distillery Building Beresford Street, Dublin 7

2 STOREY MODERN OFFICE



- High specification modern office building.
- Well-presented open plan space with separate meeting/office rooms.
- Central location in Smithfield, Dublin 7.
- Minutes' walk from the LUAS.
- Secure remote access underground parking facility.
- Available furnished or unfurnished.



Location map reference only



Reception



Mezzanine floor



View from mezzanine floor



Private communal area

LOCATION

The subject property is situated on Beresford Street approximately 50 metres south of the King Street North and Church Street intersection in the historic Smithfield Market area of Dublin 7. Smithfield has benefitted from one of the largest regeneration projects in recent years transforming the area to a vibrant business location. The area is popular amongst the legal profession with the Four Courts and Law Library less than 5 minutes' walk making this an ideal location for a number of legal firms. The Phoenix Park is accessible within a 15 minute walk or a 5 minute cycle if using one of the many Dublin Bike stations in the area. The area is becoming increasingly popular as a tech company location with Workday and Brown Bag Films based in the area. There are a number of high quality restaurants, lively bars and chic cafes in Smithfield Square immediate vicinity.

The area is well served by public transport with the LUAS at the four courts connecting with Hueston Station and Connelly Station and a QBC which provides regular local and regional bus services to wide ranging area.

DESCRIPTION

The property comprises a beautifully presented two storey modern office building extending to 201.25 sq.m. (2,164 sq.ft.) with additional basement area of 44 sq.m. (475 sq.ft.). The building was formally used as a grain mill and has retained some original features which add to the character of this fine building.

Accommodation is laid out with large open plan area on ground floor level with separate meeting room facilities to the rear. There are two separate mezzanine floors, one is open plan and the other provides for main office and ancillary office space.

A generous specification includes cat VI cabling, shower and kitchen facilities, private personal gym facility, centrally wired audio speakers, audio visual cabling in meeting room, led lighting on ground floor and monitored security alarm.

Occupiers have use of the private and secure forecourt of the Distillery Building which provides an ideal open space to enjoy in a secluded setting in the heart of the city. There is secure underground remote access parking with security onsite.

BER DETAILS

Certificate available upon request.

VIEWING

Strictly by appointment with sole letting agent.

CONTACT

For more information and inspection, please contact **Bryan Molloy / Sean Dillane** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email: bryan@kellywalsh.ie / sean@kellywalsh.ie



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