

FOR SALE BY PRIVATE TREATY

1 – 3 SANDFORD ROAD, RANELAGH, DUBLIN 6



- Prime office space circa. 441 sq.m.
- Entirely refurbished to the highest standards
- Excellent profile in the heart of Ranelagh Village close to the LUAS green line
- Potential for serviced office investment opportunity
- Own door secured street access
- Two meeting rooms with AC facilities
- Shower rooms on two floors
- Fully fitted male and female bathrooms on two floors

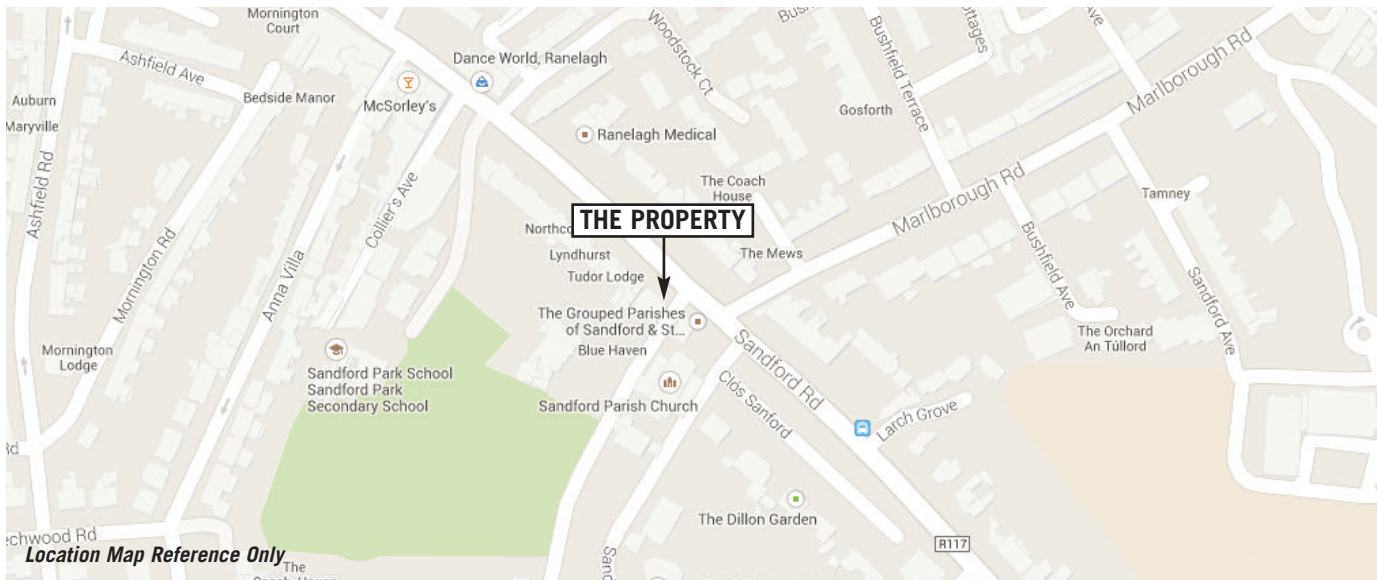
SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

 **KELLY WALSH**
property advisors & agents

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LOCATION

Durkan House is located on the southern side of Ranelagh at the junction of Sandford Road and Colliers Avenue in the heart of Ranelagh Village. The property is located approximately 1.5 kilometres south of Dublin City Centre. Ranelagh is an established and sought after commercial and residential address.

The Village is a popular location with many retailers including Super Valu, Lidl and Tesco as well as many restaurants including Tribeca, Milanos, Mario's and the Butchers Grill.

The area is easily accessible to all parts of Dublin City and is well served by public transport. Ranelagh is served by numerous bus routes namely the 11, 11a, 11b, 18, 44, 48a. The Ranelagh LUAS stop is located 500 metres north of the property which links St. Stephens Green with Carrickmines.

There are a number of period houses on both sides of Ranelagh Road, which are in both residential and commercial use.



DESCRIPTION

The accommodation consists of self-contained offices laid out over the first, second and third floor with private access directly off Sandford Road. The property has been entirely refurbished to the highest standard to provide a modern, bright and energy efficient work place. There are newly fitted uPVC windows throughout and each meeting room is serviced with a new air conditioning system.

There is category VI cabling, complete with high efficiency LED lighting and PIR sensors within suspended ceilings. There is gas central heating with wall mounted radiators in each room.



First Floor Hallway



Second Floor Office 10



Third Floor Office 12

The building has been wired to facilitate installation of intruder alarm and intercom system in each room. The comms room provides data cabling to each room individually.

The bathrooms have been fully fitted with tiled flooring, tiled and painted walls. There are shower facilities on each floor also.

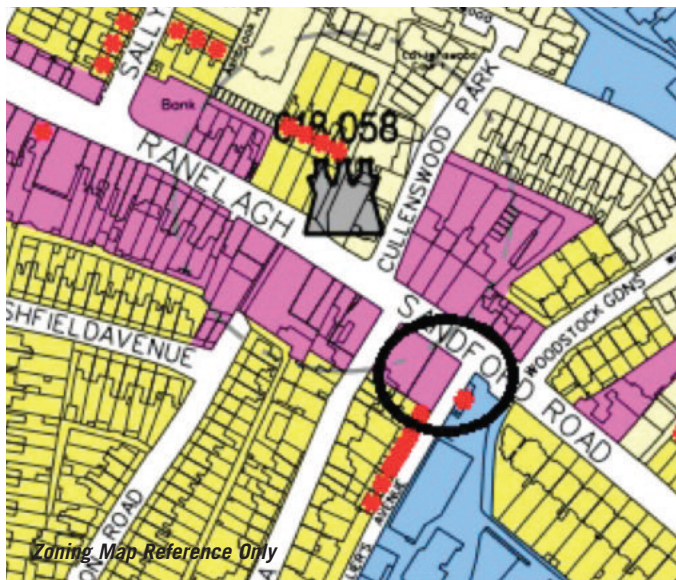
ACCOMMODATION SCHEDULE

FIRST FLOOR	SQ.M	SQ.FT
Office 1	19.7	212.05
Office 2	34.5	371.35
Office 3	15.5	166.84
Office 4	39.1	420.87
Office 5	25.7	276.63
Office 6	11.6	124.86
Office 7	33.7	362.74
TOTAL	179.8	1,935.33

SECOND FLOOR	SQ.M	SQ.FT
Office 8	16.7	179.76
Office 9	34.8	374.58
Office 10	109.9	1,182.95
Meeting Room	23.7	255.1
Office 11	14.2	152.85
TOTAL	199.3	2,145.23

THIRD FLOOR	SQ.M	SQ.FT
Office 12	61.6	663.06
TOTAL	61.6	663.06

Purchasers are specifically advised to verify the floor areas and undertake their own due diligence in this regard.



ZONING

Under the Dublin City Development Plan 2011-2017 the site is zoned Z4 ***“To provide for and improve mixed service facilities”***.

BER

BER B2. BER No. 800375198

Energy Performance Indicator: 238.54 kgCO₂/m²/yr



VIEWING

Strictly by appointment with the sole selling agent.

CONTACT

For more information and inspection, please contact **Bryan Molloy** at Kelly Walsh Property Advisors & Agents. Email: bryan@kellywalsh.ie



PSRA Licence No: 002885



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