



KELLY WALSH

property advisors & agents

for sale by private treaty

14 Pembroke Cottages,
Dundrum, Dublin 14

COMMERCIAL



- Rare opportunity to acquire dual aspect office building in Dundrum.
- Self-contained own door offices with prominent profile on Main Street.
- Only 300 metres from Dundrum Town Centre.
- Excellent transport links in the immediate vicinity.
- The property is for sale with Vacant Possession.
- Property extends to 131.77 sq.m. (1,418 sq.ft.).



Location map reference only



LOCATION

The property is located on the eastern side of Main Street approximately 80 metres north from its junction with the Upper Kilmacud Road in Dundrum Village, Dublin 14. Main Street comprises a mix of small retail and commercial occupiers and benefits from heavy footfall and traffic due to its proximity to Dundrum Town Centre approximately 300 metres south of the subject premises.

The area is well served by public transport with the Dundrum LUAS station located approximately 350 metres from the subject premises close to the Town Centre Shopping Mall. There are a number of public bus routes providing regular services to the city centre and surrounding areas.

The property commands a prominent profile facing directly onto Main Street which is a main thoroughfare for accessing Dundrum Town Centre, Ireland's premier retail shopping centre.

DESCRIPTION

Number 14 is an attractive 2 storey red brick end of terrace property with small single storey extension currently in use as offices. The property extends to 131.77 sq.m. (1,418 sq.ft.) and benefits from dual aspect with the gable wall at the northern elevation opening up onto a communal laneway. The property comprises of four separate office rooms on the ground floor including a bathroom and small kitchenette.

The first floor consists of hallway, three office rooms with one bathroom fitted with electric shower and a separate w.c.

Specification includes plastered and painted walls, uPVC double glazed windows, mix of carpet and laminate floors coverings with tiling in wc's, gas fired central heating and 2 skylights in each of the rear office rooms at first floor level. There is a small attic space suitable for additional storage.

The property presents an excellent opportunity to transform the space into high quality offices with a host of services and amenities in the immediate area. Alternatively the property offers potential to convert back into residential use subject to planning permission.

ACCOMMODATION

Accommodation	Size sq.m.	Size sq.ft.
Ground floor	72.62	782
First floor	59.15	637
Total	131.77	1,418

BER

Certificate available upon request.

PRICE

On application.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

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