



# KELLY WALSH

property advisors & agents

To Let

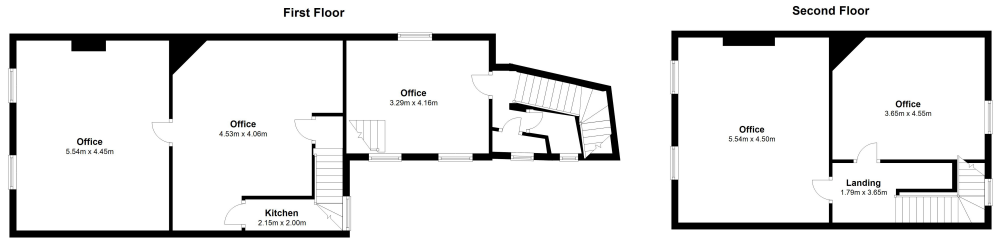
46 Ashfield Road  
Ranelagh, Dublin 6  
D06 X320

OFFICE/COMMERCIAL USE



- Own-Door Office / Commercial Use
- Currently being extensively refurbished
- Occupation early 2020
- Extends to 96.9 sq. m.(1,042 sq. ft.) NIA
- Excellent transport links to City Centre
- Modern fit out





Floor Plans

## LOCATION

Situated in the heart of Ranelagh, just 15 minutes from Dublin City Centre.

Surrounding occupiers include Smyth's Pub, Butler's Chocolate Café, McSorley's Pub, Tribeca and G Male.

The area has excellent transport links, including the green Luas line and Dublin Bus routes 11, 18, 44 and 61.

## DESCRIPTION

The accommodation comprises newly refurbished office / commercial space on the first and second floor above 73 Ranelagh Village, with its own private access off Ashfield Road.

The accommodation is being completely refurbished throughout. It represents an ideal opportunity to acquire modern own-door office / commercial space in the heart of the much sought after Ranelagh Village.

## ACCOMMODATION

The net internal floor area, which has been measured in accordance with the SCS measuring practice guidance notes, is as follows:

	Sq.M.	Sq.Ft.
First Floor:	57.8	621
Second Floor:	39.1	421
<b>Total:</b>	<b>96.9</b>	<b>1,042</b>

## LEASE TERMS

The accommodation is available under the terms of a new 5 year FRI lease.

## QUOTING RENT

€35,000 per annum, exclusive of outgoings.

## BER

The energy rating will be confirmed post refurbishment works

## VIEWING

Strictly by appointment with sole letting agent.

## CONTACT

For more information and inspection, please contact Jeremy Kelly at Kelly Walsh Property Advisors & Agents on 01 664 5500 or email [jeremy@kellywalsh.ie](mailto:jeremy@kellywalsh.ie)



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