

TO LET

UNIT 4A EXCISE WALK, IFSC, DUBLIN 1



HIGHLIGHTS



- Excellent high-profile unit on Excise Walk in the heart of the IFSC
- Floor area of 90.sq. m.
- Excellent external seating available to the front of the unit.
- Existing Café / Sandwich Bar use.
- Adjoining occupiers include Marks & Spencer Simply Food, Milano, Café Nero
- Suitable for a variety of food uses including café and sandwich bar.

LOCATION

The property is located on the west side of Excise Walk in the heart of the IFSC. Neighbouring occupiers include Marks & Spencer, Simply Food, Milano, Café Nero, AIB, the National College of Ireland and the National Convention Centre.

The IFSC is a densely populated business and residential district located in the heart of Dublin City Centre. The area boasts a host of top international companies in financial services, insurance, professional services and IT.

The Luas Stop at Mayor Square is less than 100 meters from this unit.

DESCRIPTION

The property forms part of a eight-storey residential building with retail units on the ground floor.

The subject unit is fitted out to include plastered/painted walls, suspended ceiling and a glazed shop front.

SERVICES

We are advised that all the mains service are connected to the property.

LEASE

The unit is available on a new lease.

BER CERTIFICATION

Unit 4A - BER: D2

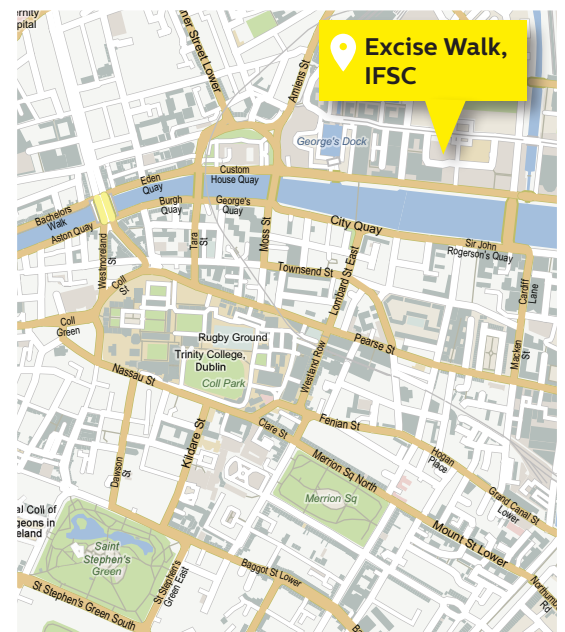
ACCOMMODATION

We understand the Net internal area of the unit is as follows:

Floor	Description	Area Sq.M
Ground	Café / Sandwich Bar	90
Total	Net Internal Floor Area	90

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence.

LOCATION MAP



RENT

€50,000 PA exclusive

RATES

Local authority rates for 2021 are €10,425.

SERVICE CHARGE

Service charge for 2021 is €4,880 inclusive of VAT

FOR FURTHER INFORMATION

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VIEWING

By appointment with the joint letting agents.
Gavin Brennan of HWBC and
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