

FOR SALE BY PRIVATE TREATY

COMMERCIAL OFFICE INVESTMENT PROPERTY.

STYLISH MODERN OWN DOOR "MEWS" STYLE OFFICES

**MEWS AT 9 CASTLEWOOD PLACE,
RATHMINES, DUBLIN 6.**

FOR SALE

01 678 0400

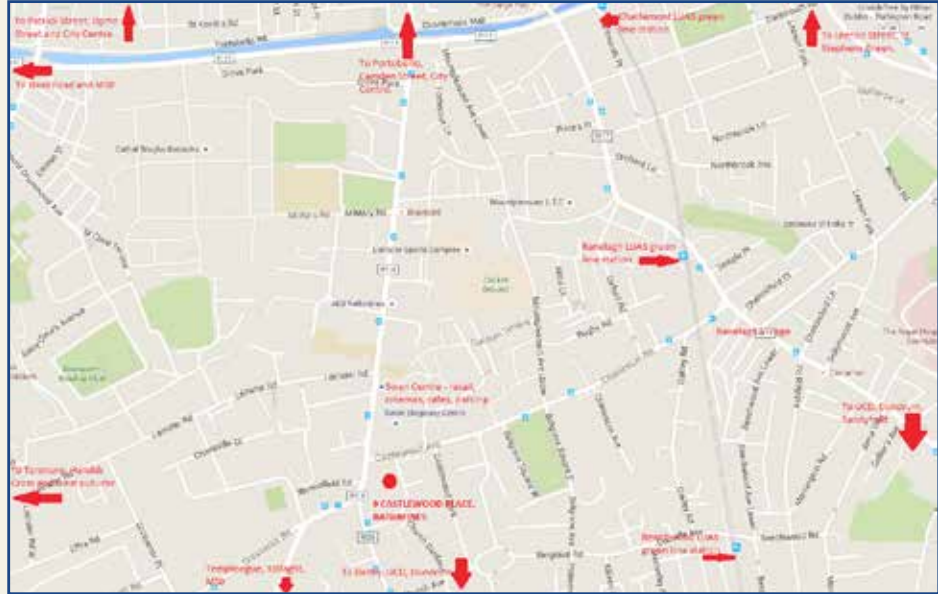


- Stylish "Mews" style office accommodation of c.73 SM gross / c.63 SM net,
- Modern (c.2005), own door, first and second floor accommodation.
- Designed by RIAI award winning Architects, Crean Salley Architects,
- Many features include Cat V cabling, recessed lighting, excellent natural light, accessed via beautifully landscaped courtyard.
- Let on a commercial, one year lease expiring on 20th October 2016. Passing rent €16,500pax. Rent review / new lease due on 21st October 2016 to open market rental value.
- Convenient to public transport – LUAS in Ranelagh (c.6 mins walk), Dublin Bus routes through Rathmines, with easy access to city centre and south Dublin suburbs.
- In heart of Rathmines village and accessible to Rathmines' bustling retail and recreational amenities. In particular, the newly upgraded Swan Centre is immediately accessible providing generous car parking, and a wide range of shopping, cinema, and restaurant facilities.



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LOCATION



DESCRIPTION

The Mews at 9 Castlewood Place comprises a high quality, modern own door office building, situated at first and second floors.

The first floor comprises an entrance lobby/reception, two offices, kitchen and wc. The second floor comprises open plan space.

The accommodation is bright and spacious and benefits from superb natural light.

Internally the building is fully cabled and fitted.

Access to The Mews at 9 is via an attractive landscaped courtyard.

ACCOMMODATION:

The Mews at 9 Castlewood Place comprises c.73 SM (c.787 SF) GIA, and c.63 SM (c.675 SF) NIA.

TENANCY

The property is let to Dental Flair Limited on a one year, FRI lease from 21st October 2015, expiring on 20th October 2016.

The tenant has been in occupation of the demise since 2008, but has renounced L&T rights A Lease renewal/rent review, or a new lease will be possible as of 20th October 2016, at prevailing open market value.

FEATURES

- Beautiful, high quality Mews office building, designed by award winning Architects,
- Convenient location in heart of bustling Rathmines village, equi-distant between Dublin city centre and south city suburbs.
- Excellent public transport services including LUAS green line in Ranelagh.

VIEWING ARRANGMENTS:

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