

N⁶ORTH BROOK

NORTHBROOK ROAD | DUBLIN 6



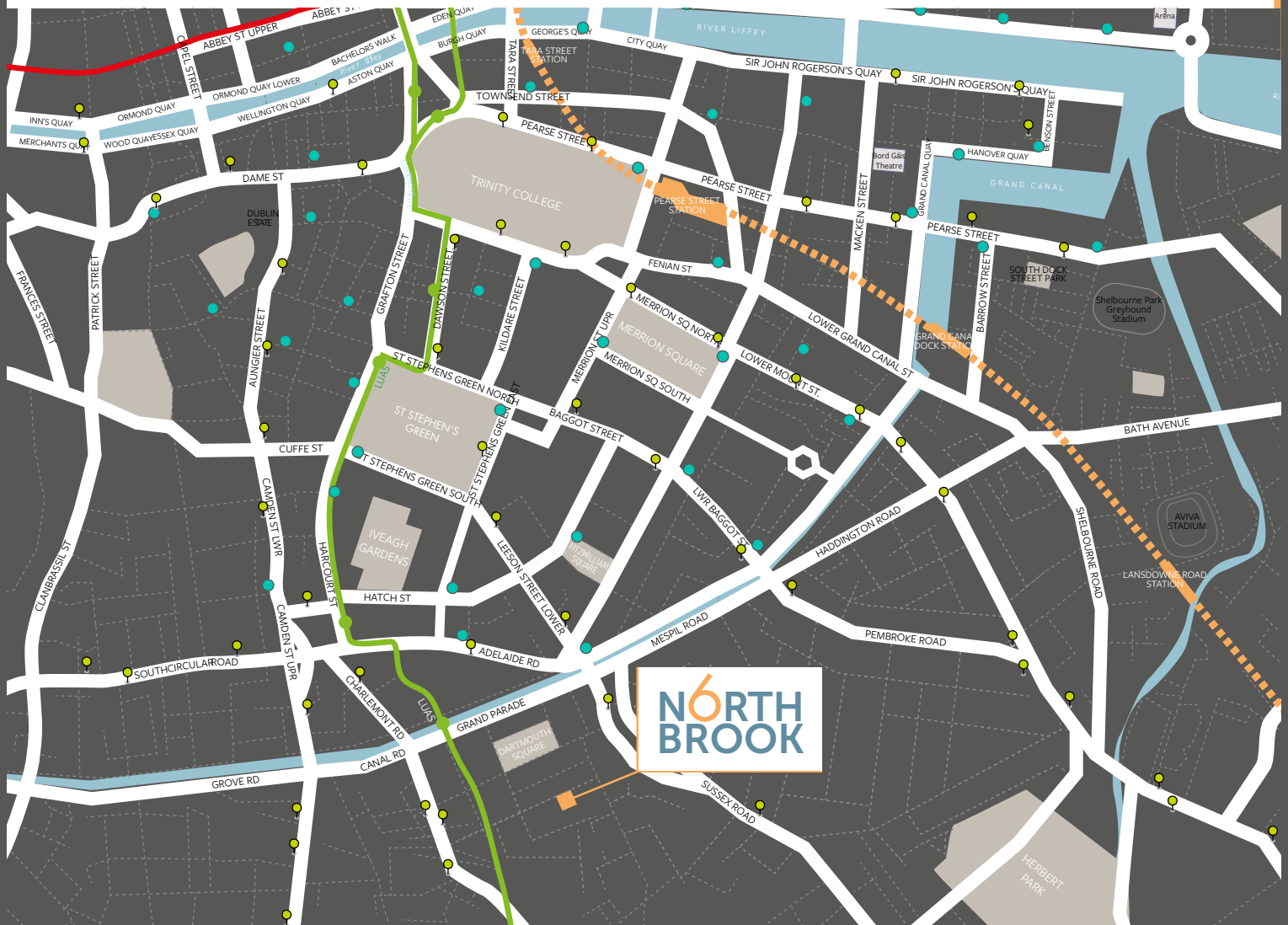
savills

LOCATION

6 NORTHBROOK ROAD ENJOYS A HIGHLY VISIBLE LOCATION BETWEEN RANELAGH ROAD AND LEESON PARK, CLOSE TO THE GRAND CANAL.

The property is centrally located on the fringe of Dublin 2 and benefits from the abundance of amenities in both Ranelagh Village and the city centre.

Northbrook Road is ideally connected in terms of public transport with Charlemont LUAS 450m away and a Quality Bus Corridor located on Leeson Street Upper serving ten bus routes including the Air Coach, providing direct access to Dublin Airport. The Dart at Grand Canal Dock is located 2km away while the closest Dublin Bikes station is located 500m away at Wilton Terrace.



LOCAL AMENITIES

Ranelagh village is located just 5 minutes away on foot and provides a wealth of food, beverage, lifestyle and retail amenities including; Nicks Coffee, The Exchequer Wine Bar, Cinnamon Restaurant, Yoga Dublin, Flyefit gym, Tribeca Restaurant and Oslo Hair and Beauty. Additionally, The Leeson

Lounge Bar, Forest & Marcy Restaurant, Canal Bank Café and Clayton Hotel Burlington are located on Leeson Street Upper just 350 meters away. The core shopping and leisure district of St. Stephen's Green is just 14 minutes' walk from Northbrook Road.



DESCRIPTION

6 NORTHBROOK ROAD COMPRISES A FOUR-STOREY VICTORIAN OFFICE BUILDING EXTENDING TO APPROXIMATELY 876.2 SQ. M. / 9,431 SQ. FT.

The building has recently undergone a refurbishment to an exceptional standard throughout and provides excellent natural light throughout with generous floor to ceiling heights and large Victorian style sash windows.

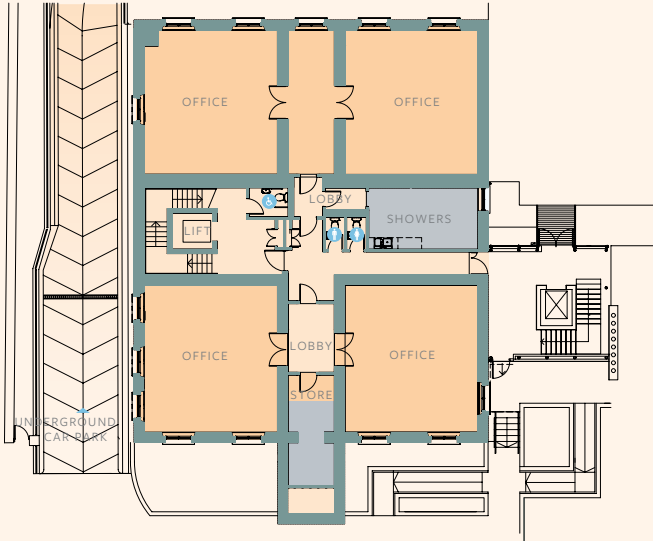
The building layout comprises mainly large open plan rooms with meeting rooms and some cellular offices. An 8 person lift operates from ground to second floor.

To the rear there is a shared landscaped garden and courtyard while secure car parking for 11 cars is provided in the gated underground car park.

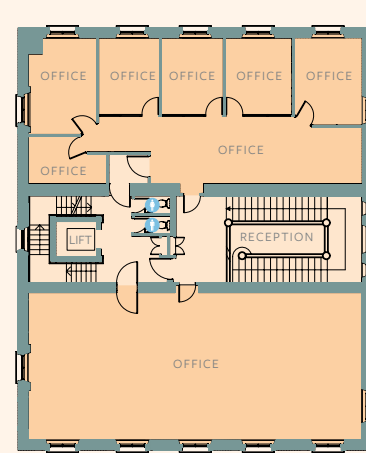


FLOOR PLANS

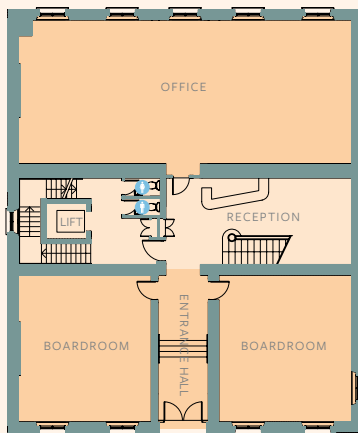
GROUND FLOOR



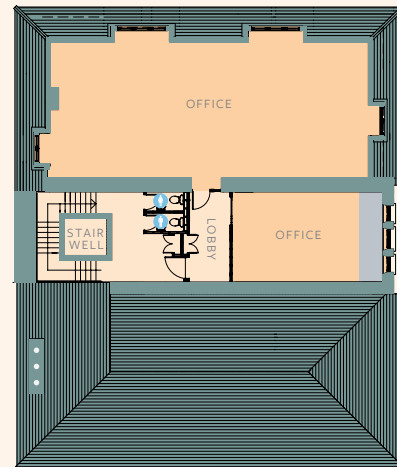
SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



ACCOMMODATION SCHEDULE

Floor	Sq. M.	Sq. Ft.
Ground	251.6	2,708
First	223.5	2,406
Second	249.3	2,683
Third	151.8	1,634
Total	876.2	9,431

* Parties should satisfy themselves as to the accuracy of the above floor areas details.

SPECIFICATION

- Refurbished to an excellent standard throughout
- Excellent floor to ceiling heights providing an abundance of natural light
- Mix of floor boxes and perimeter trunking
- Feature stained glass window
- Gas fired central heating
- Original floorboards in part
- Mix of open plan and cellular offices
- 8 person passenger lift
- Tea station facilities
- 11 secure basement car parking spaces

NORTH BROOK

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LEASE

Available immediately by way of a new lease.

QUOTING RENT

On application.

VIEWING

Strictly by appointment only.

BER

Exempt.

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