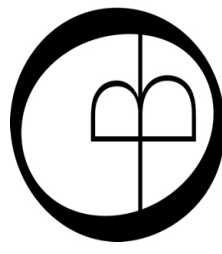




**R E T A I L  
O P P O R T U N I T Y**

- Superb Retail Opportunity of Approx 169 sq.m.
- Double Fronted Unit with Excellent Profile
- Superbly Located Adjacent to the Four Courts
- Attractive Lease Terms
- Available Immediately

[www.ormondbuilding.ie](http://www.ormondbuilding.ie)



**ORMOND  
BUILDING**



## LOCATION

The Ormond building is located in the heart of Dublin's legal quarter. It benefits from a high profile pitch on Ormond Quay and is adjacent to the busy Four Courts, ensuring strong footfall throughout the day.

Please view: [www.ormondbuilding.ie](http://www.ormondbuilding.ie) for more details.

## DESCRIPTION

The retail unit forms part of Ormond Building, a new and modern third generation office which is targeted at barristers and legal companies.

The total amount of office accommodation is approx. 3,500 sq.m. In addition Ormond Building houses a 400 sq.m. meeting rooms facility which ensures a constant turnover of people throughout the day.

The development offers an outstanding opportunity for retailers to gain superb access to all those working, living and studying in Dublin's legal quarter. Ormond Building offers a unique opportunity to establish and expand your business with a ready made market on your doorstep.

## SPECIFICATION

Shell and core with provisions for mains services.

## LEASE TERMS

The property is available by way of flexible lease terms.

## ACCOMMODATION

The retail unit itself is approx 169.2 sq.m. with entrances on to both Ormond Quay and Charles Street West.

## RENT/ SERVICE CHARGE/OUTGOINGS

Available on application.

(Indicative purposes only)

## TRANSPORT

There are a host of travel options to access the Ormond Building. A short walk will take you to the Four Courts station on the Luas Red line. Several bus routes service Ormond Quay and it is a mere fifteen minutes walk from Heuston Station.

## VIEWINGS

Strictly by appointment with the sole agents  
HT Meagher O'Reilly.

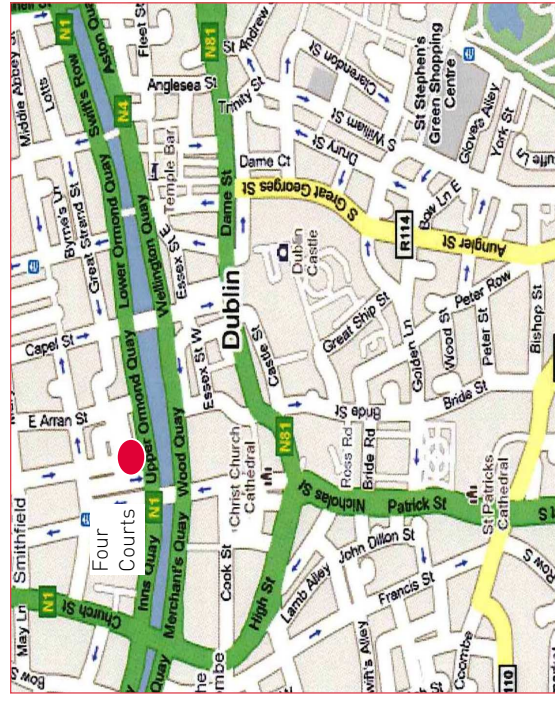
**HT**  
**Meagher  
O'Reilly**  
**01 634 2466**

## CONTACT

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In association with  
**King Sturge**  
International Property Consultants



● Ormond Building

### Conditions to be noted:

These particulars are issued by HT Meagher O'Reilly on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither HT Meagher O'Reilly or any of their employees have any authority to make or give any representation or warranty in respect of this property. All maps reproduced by permission of the Ordnance Survey, Ireland - Licence Number AU00044104.