

55
LAD
LANE

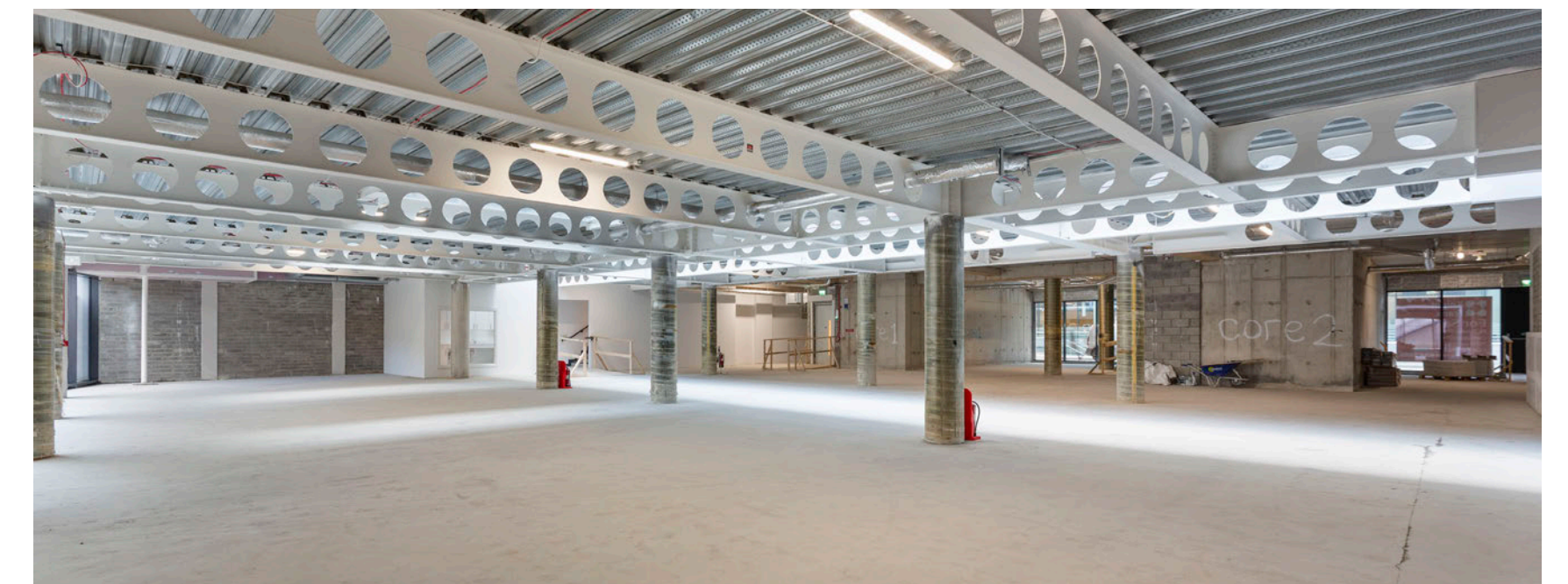
DUBLIN 2

FREEHOLD OFFICE FOR SALE
BY PRIVATE TREATY



55 Lad Lane, Dublin 2 offers approx. 757.3/ 8,152 sq.ft. of high-quality own door ground floor office space. Forming part of a mixed-use development which includes 25 luxury apartments this unique space offers warehouse style creative workspace on a single floor.

The BER A3 rated office space provides dual access to the front of the unit with secure car parking and shower facilities at basement level. The floor is filled with light with a feature light well in the centre of the floor plate along with extensive glazing to the rear leading to a private courtyard. The unit benefits from excellent floor to ceiling height, presented in shell and core condition it will facilitate an array of fit out options.

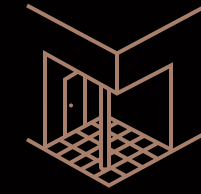




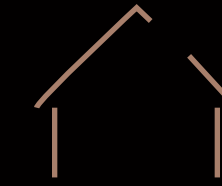
Property Highlights



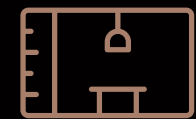
Efficient open plan warehouse style floor plate



Dedicated entrance lobby with automatic entrance door



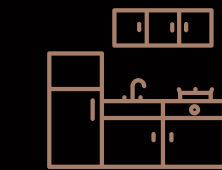
Feature light well



Excellent floor to ceiling height



Exclusive courtyard to rear



Fitted Kitchen/canteen



Ladies, gents and accessible toilet facilities



3 Showers



Locker Room



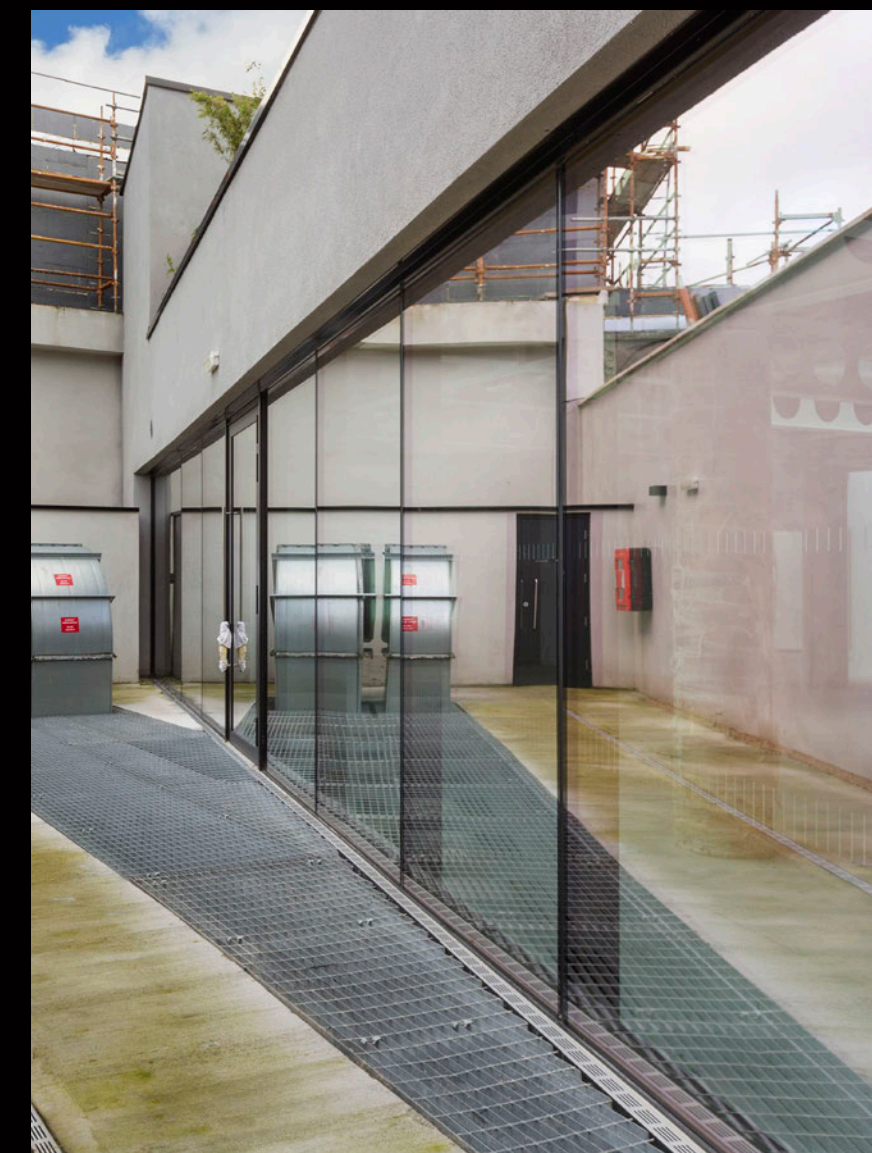
Secure bicycle parking



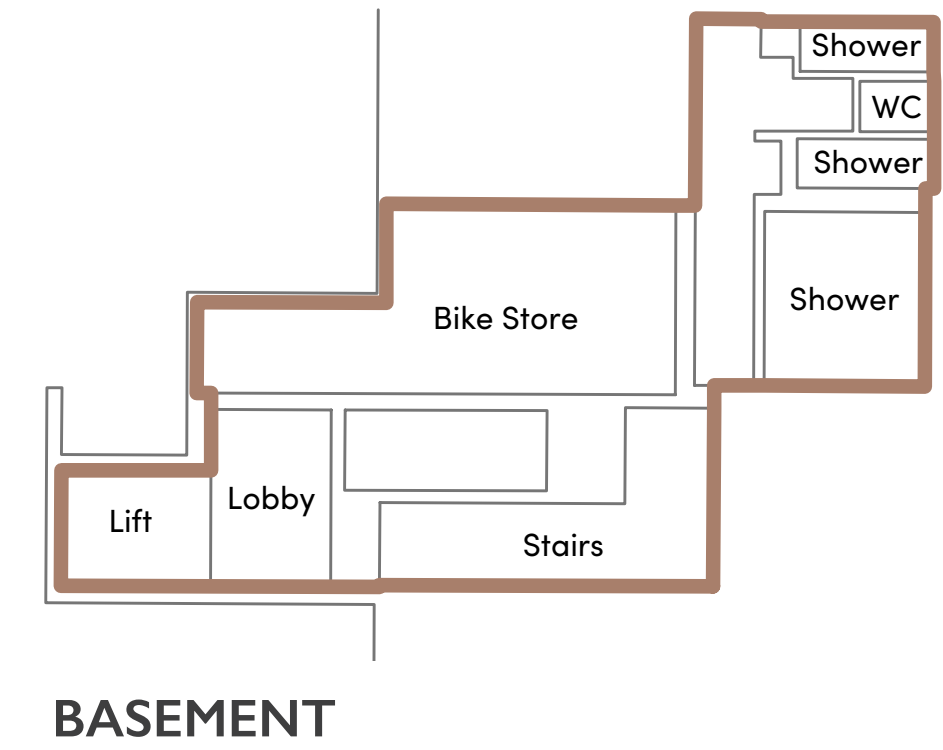
Finished to shell and core specification



1 secure car parking space



FLOOR PLAN - 55 LAD LANE



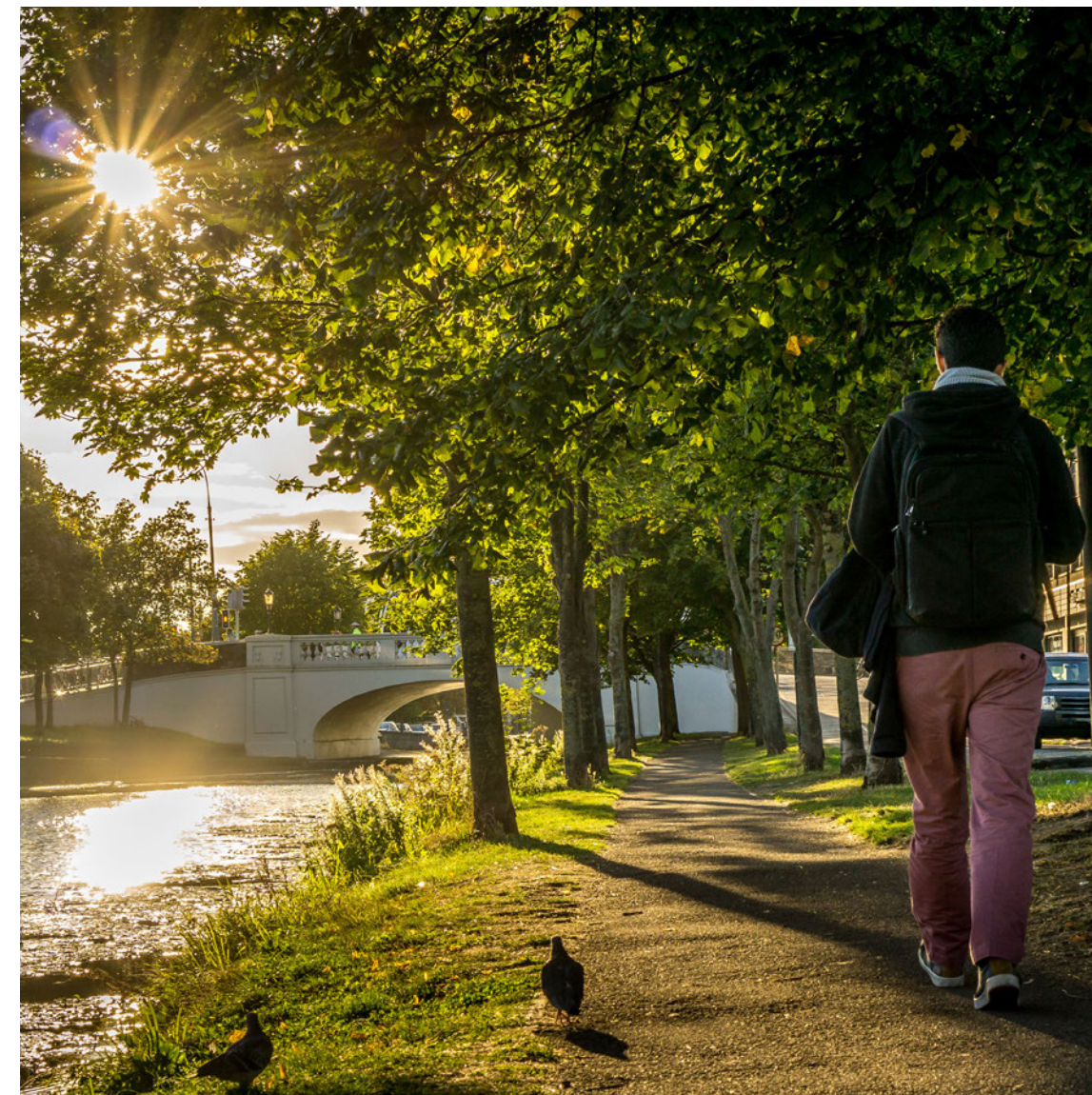
Ground Floor Accommodation
of 8,152 Sq.ft (757.3 Sq.m)

Location & Amenities

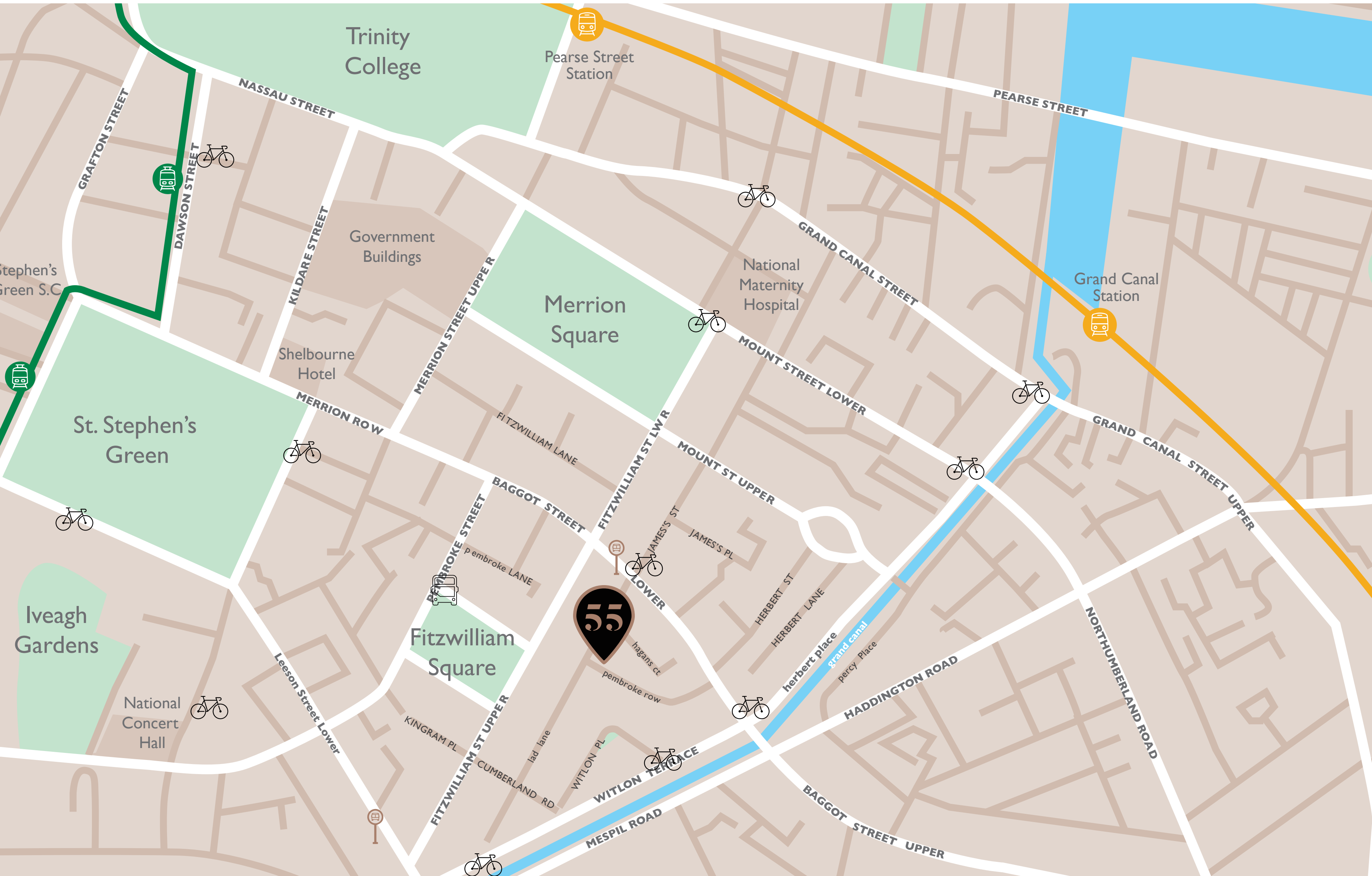
55 Lad Lane is located between Baggot Street and Leeson Street, Dublin 2 adjacent to LinkedIn's HQ at Wilton Park.

Conveniently situated in Dublin's traditional Central Business District, this address provides easy access to St. Stephen's Green, Grafton Street, Grand Canal Dock, Merrion Square and numerous cafés, bars, hotels and restaurants.

The newly reimagined public space at Wilton Park nearby provides a tranquil landscaped park with outdoor deckchairs ideal for alfresco lunches.







Transport

Conveniently located near Baggot Street and Fitzwilliam square, the property is accessible via multiple bus routes, DART and LUAS.



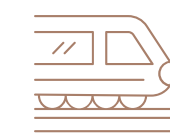
Dublin Bus
(2-minute walk)



Dublin Bikes
(2-minute walk)



LUAS Green Line
(9-minute walk)



Pearse Dart Station
(15-minute walk)

55 LAD LANE

DUBLIN 2

Title: Freehold

Town Planning: Office Use

Service charge: €16,684.98 per annum
excluding VAT

VAT: Applicable on the sale.

Guide Price: On Appliactaion

Viewing: Strictly by appointment with sole
agents Knight Frank



Main Contractor:
McGill Construction

Civil & Structural Engineers:
CS Consulting Group

Mechanical & Electrical:
O'Connor Sutton Cronin

Planning Consultant:
Manahan Planners Fire, DAC & Assigned

Certifier:
Goldsmith engineering

Project Supervisor Design Process:
McGovern Surveyors



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