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TRAMYARD

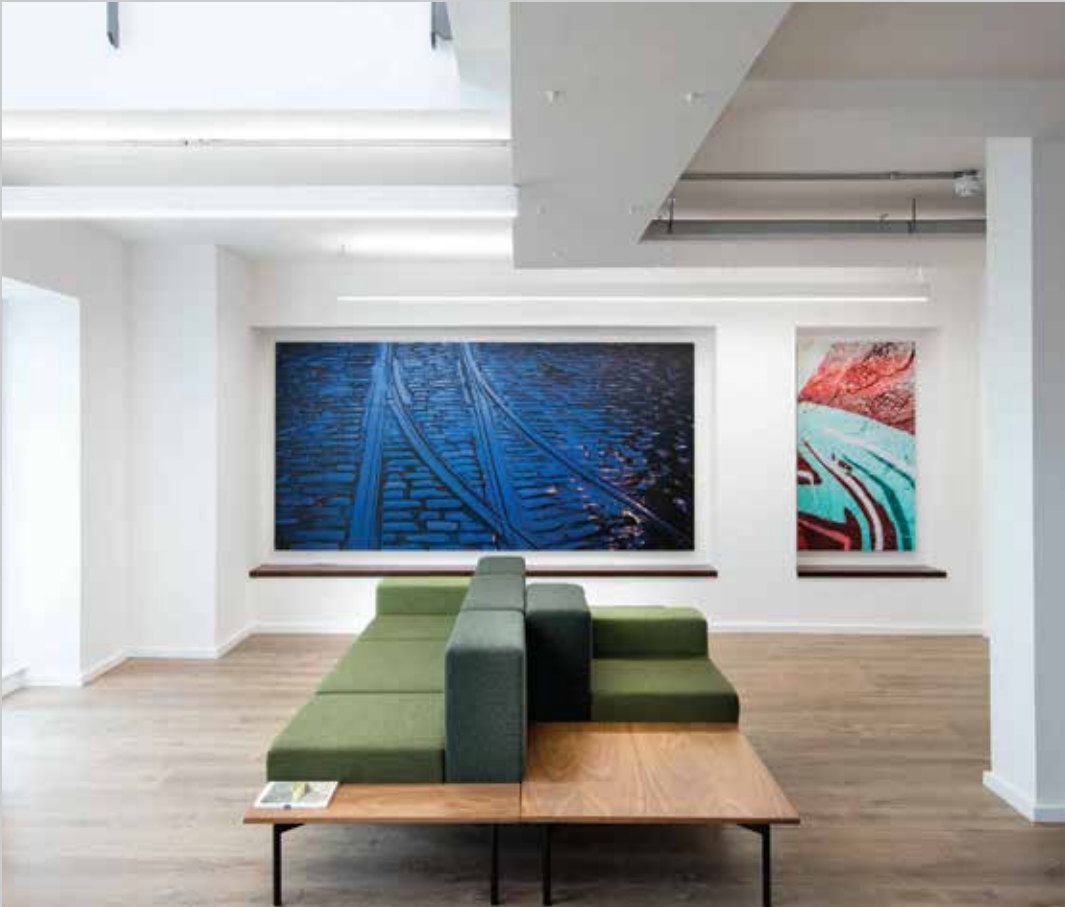


Office Warehouse Building
10 Terminus Mills, Dublin 6
A Jones Investments Property



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TRAMYARD



The Tramyard provides a rich and inspiring environment for any potential business occupier.



Spread over two floors, flooded with natural light and maintaining its distinctive architectural features, The Tramyard beautifully combines the old with the new. This building will perform like any newly built office building. The specification is generous.





The property comprises:

- Approx. 470 sqm (5,059 sqft) (Gross Internal Area)
 - High specification office space over two floors
 - Six car spaces
 - Superb location in Dublin 6
 - Generous floor to ceiling height
 - Converted warehouse with glazed apex for maximum natural light
 - Located on main arterial route to city centre
 - BER: B3
 - Due for completion April 2017
 - VRF air conditioning
 - As new refurbishment
 - High quality furnished reception
 - Walk in condition with carpet installed throughout
 - Shower facilities
 - Bicycle parking
-







The Tramyard meets
the standards expected
of a Jones Investments
property.

Rent is available on application
Viewing by appointment only

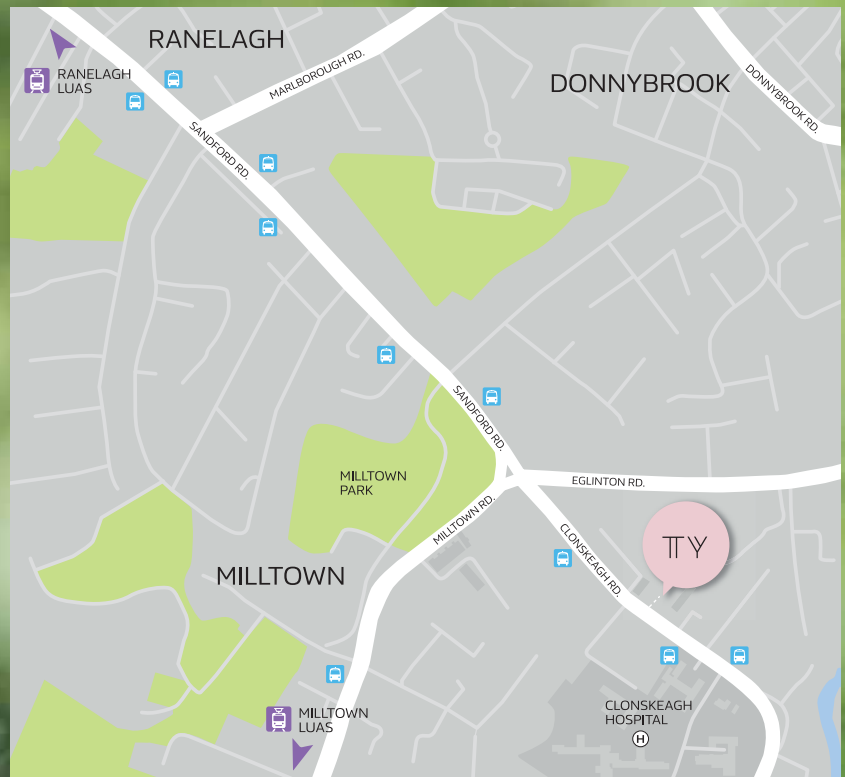


Jones Investments has over 25 years' experience in residential and commercial property development in Ireland.

Jones Investments developed Dockmill in the Grand Canal area, a prestigious new office development which was subsequently sold to **Google**.

Most recently Jones Investments developed The One Building, located on Grand Canal Street beside Dublin's 'Silicon Docks' and completed in August 2015, the building is now let to **Stripe**, the leading online payment company.

The property is located close to Ballsbridge, Donnybrook, Milltown and just a 10 minute walk from the leafy village of Ranelagh where there is an abundance of restaurants, shops and amenities including the Luas line. The Luas line stop at Milltown is only a 10 minute stroll from The Tramyard.

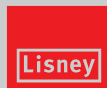


A unique and exceptional
office building in Dublin 6.



**JONES
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