

COMMERCIAL

TO LET

# 11 CLARE STREET DUBLIN 2



GROUND FLOOR OFFICES  
C. 55 SQ.M (600 SQ.FT)

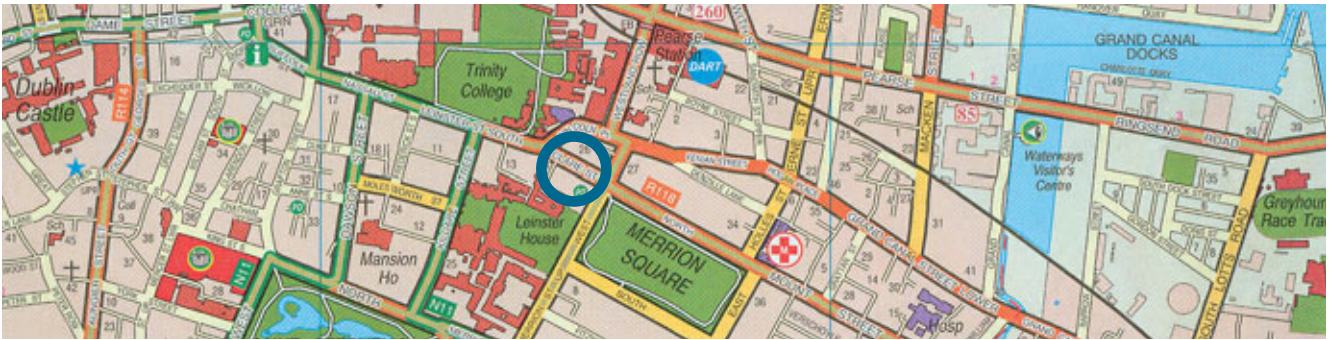


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### LOCATION

Located on the north side of Clare Street, immediately adjacent to Trinity College, Merrion Square and minutes from St Stephen's Green and Grafton Street. Adjoining occupiers include the Mont Clare Hotel, The Davenport Hotel and the National Art Gallery, as well as the Department of Transport and the American College Dublin.

### DESCRIPTION

The subject office suite comprises of two interconnecting rooms on the ground floor which have just been newly recarpeted and redecorated. The suite has a private W.C. on the lower ground floor, where there is access to a rear courtyard.

### LEASE TERMS

**New Short Term Lease of 4 years 9 months.**

### RENT

Upon Application

### VIEWING

By appointment only with Sole Agents  
**FINNEGAN MENTON.**

Contact Ross Bolger/Simon McGough/Helen Byrne on  
(01) 6147900.



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