

SUPERB OFFICES

TO LET

# 32 FITZWILLIAM ST. UPPER

DUBLIN 2



Various Office Suites up to  
circa 464 sq.m. (circa 5,000 sq.ft.)



Finnegan  
Menton

## LOCATION

Within the heart of Georgian Dublin, No. 32 Upper Fitzwilliam Street enjoys an excellent location on the eastern side of Fitzwilliam Street approximately 200 metres from the junction with Baggot Street and just 50 metres from Fitzwilliam Square.

This superb location is one of the city's most prestigious business addresses. The property is within a short walking distance of both St. Stephen's Green and Merrion Square, within close proximity to Government Buildings, The National Gallery, The Shelbourne & Merrion Hotels and the numerous banks, eateries and shops along Baggot Street. Excellent transport facilities with Luas stops at St Stephens Green, DART at Pearse Street and numerous bus routes all within walking distance.

## DESCRIPTION

No.32 is a superb four storey over basement Georgian building extending to c.511sq m (c.5,500sq.ft.). The offices include a large reception area meeting rooms, impressive board room, open plan offices, wc's on the returns, and kitchenette facilities. The premises is available to let floor by floor or in its entirety (excluding 2 offices currently sublet).

The entire is currently in office use and is in excellent condition throughout. The offices are currently fit out with cat V cabling, gas fire central heating, carpeted floor and plastered and painted throughout.

## ACCOMMODATION

Net Internal Floor Area:	SQ.M.	SQ.FT.
Ground	93.00	1,000
First	82.72	890
Second	81.50	877
Third	80.82	870
Basement	124.00	1,334
<b>TOTAL</b>	<b>462.04</b>	<b>4,974</b>

## LEASE TERMS

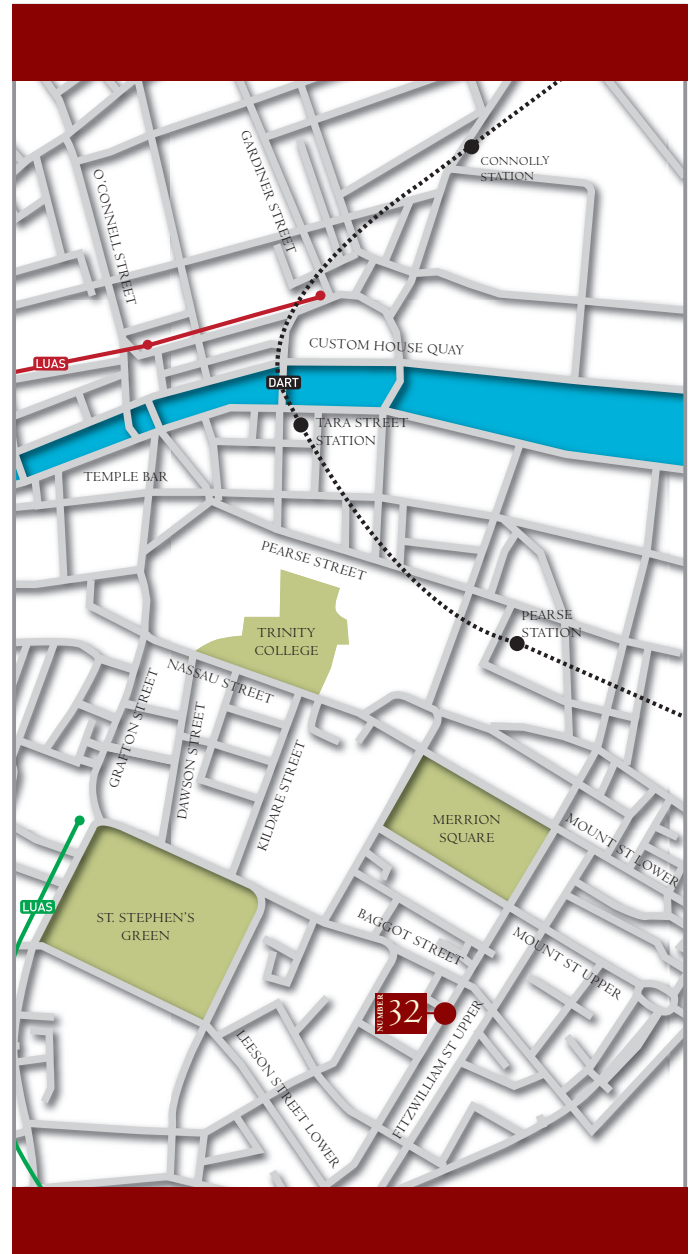
The property is available to let on flexible terms.

## CAR PARKING

6 car parking spaces available to let at €3,500 each per annum.

## VIEWING

By appointment only with Sole Agents FINNEGAN MENTON  
Contact: Andrew Watt or Helen Byrne on (01)614 7900



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