

COMMERCIAL

TO LET

47 LOWER LEESON STREET DUBLIN 2



LOWER GROUND FLOOR OFFICE

c.126 SQ.M (1,360 SQ.FT)



**Finnegan
Menton**

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LOCATION

No. 47 Lower Leeson Street is superbly located, close to St. Stephens Green in the heart of Dublin's Georgian Office district. The property is extremely accessible being located along the Stillorgan OBC, with DART and LUAS stops in close proximity. Prominent local occupiers include Coopers Restaurant and the Embassy of the Republic of Latvia.

DESCRIPTION

This self contained office is located in the lower ground floor of a four storey over basement Georgian building. The office is mainly open plan, with two wc's, a kitchenette and two partitioned rooms.

The unit has been newly painted, with carpeted floors, suspended ceilings, fluorescent lighting and electric storage heating. Access to the lower ground floor is via a separate entrance to the front of the premises.

ACCOMMODATION

	Sq.m.	sq.ft.
Total Approximate Area:	c.126 sq.m.	c.1,360 sq.ft.

LEASE TERMS

Flexible Lease Terms

RENT

Upon Application

VIEWING

By appointment only with Sole Agents FINNEGAN MENTON.
Contact: Helen Byrne or Ross Bolger on (01) 614 7900.



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