

COMMERCIAL

TO LET

## 5 LOWER MOUNT STREET DUBLIN 2



Third Floor Office Suite  
c. 43sq.m (c. 470sq.ft)

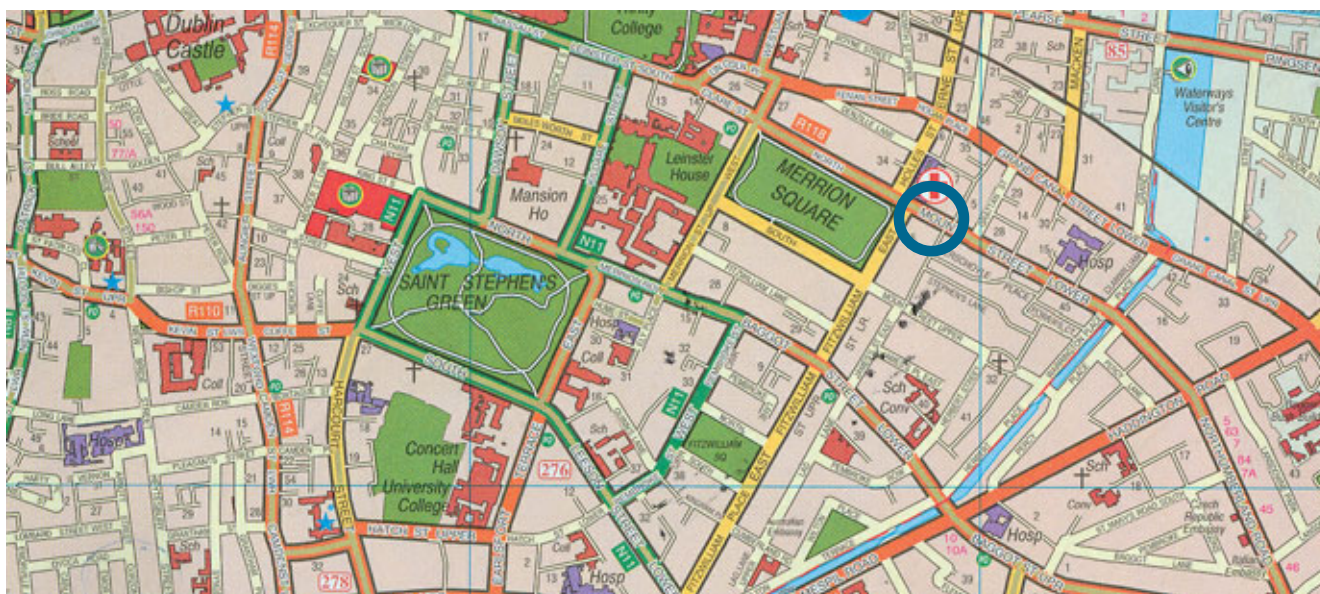


**Finnegan  
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### LOCATION

No. 5 is located on the south side of Lower Mount Street just off Merrion Square, Dublin 2. The building is parallel to Holles Street Hospital and is within the heart of Dublin's Georgian office district and within a short walking distance of St Stephen's Green and Grafton Street. Neighbouring occupiers include Glenan's Irish Sailing Club, Angel Park Deli/Café and Bon Espresso & News.

### DESCRIPTION

This available space is located on the third floor within a mid terrace office building. The accommodation comprises two offices and extends to approx 43 sq m of office space. The offices comprise plastered and painted walls, carpeted floors, cat V cabling and electric storage heating.

### RENT

€13,500 per annum.

### LEASE TERMS

New Lease, flexible terms

### VIEWING

By appointment only with Sole Agents  
FINNEGAN MENTON

Contact : Simon McGough, Helen Byrne or  
Ross Bolger  
On (01) 6147900

### ACCOMMODATION

Net Internal Floor Area:	sq.m.	sq.ft
Office 1:	c.29.7	c.330
Office 2:	c.13.9	c.150
<b>Total:</b>	<b>c.43.6</b>	<b>c.470</b>



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