

SUPERB OFFICE SUITES

TO LET

7-8 MOUNT STREET UPPER

DUBLIN 2



- Ground floor c.103 sq.m. (1,105 sq.ft.)
- Second floor c.140 sq.m. (1,500 sq.ft.)



**Finnegan
Menton**

LOCATION

7-8 Mount Street is situated on the eastern end of Upper Mount Street close to the corner of Merrion Square, Dublin 2. Mount Street Upper is located in the South East of Dublin city centre, within the heart of Dublin's traditional office district, c.150 metres from St. Stephen's Green and close to the landmark Pepper Canister Church and Dáil Éireann.

The office suites are within walking distance of Grafton Street and Baggot Street and an abundance of retail, pub, restaurant and hotel facilities. Public transport is excellent with LUAS, DART and several bus routes located within a few minutes walk.

DESCRIPTION

The available ground and second floor office suites are within a four storey over basement prime Georgian office building. The units have a shared access to the reception area with a lift serving all floors. Internally the ground floor of c.103 sq.m. comprises two large and one smaller office and kitchenette. The second floor of c.140 sq.m. comprises cellular offices and an open plan meeting room with reception and kitchenette. There is covered car parking via Stephen Lane to the rear of the property.

ACCOMMODATION

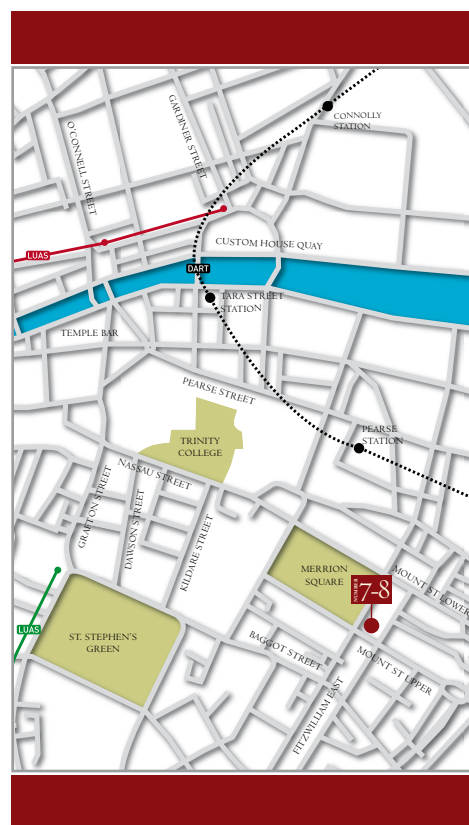
Net Internal Floor Area:

	sq.m.	sq.ft.
Ground Floor	103	1,105
Second Floor	140	1,500

2 car spaces

RENT

On application.



VIEWING

By appointment only with Sole Agents FINNEGAN MENTON

Contact: Nicholas Corson, Simon McGough or Helen Byrne On (01) 614 7900

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