

SUPERB MODERN OFFICE SPACE

TO LET

FERRY HOUSE, 48 LOWER MOUNT STREET, DUBLIN 2



- Second Floor Offices c.441 sq.m. (4,750 sq.ft.)
- 10 Secure Underground Car Spaces
- Flexible Lease Terms: Assignment / Sub Let



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Menton

LOCATION

Ferry House is situated in a most accessible and well known address within Dublin 2. The building sits on the south side of Mount Street Lower close to its junction with the Grand Canal, and just 500 metres from Merrion Square. This excellent location puts Grafton Street, Ballsbridge and the Docklands all within a 10 minute walk of Ferry House.

This location is well served by public transport with a Quality Bus Corridor to the front of the property, and with the Luas Stop at St. Stephen's Green and the Grand Canal DART Station within close proximity. Surrounding occupiers include The Schoolhouse Hotel, Bord Bia, Grant Thornton, Bruce Shaw, Bank of Ireland card services, Elan, Pfizer and Merrill Lynch.

ACCOMMODATION

Net Internal Floor Area:	sq.m.	sq.ft.
Second Floor	441	4,750
Basement (10 car spaces)		



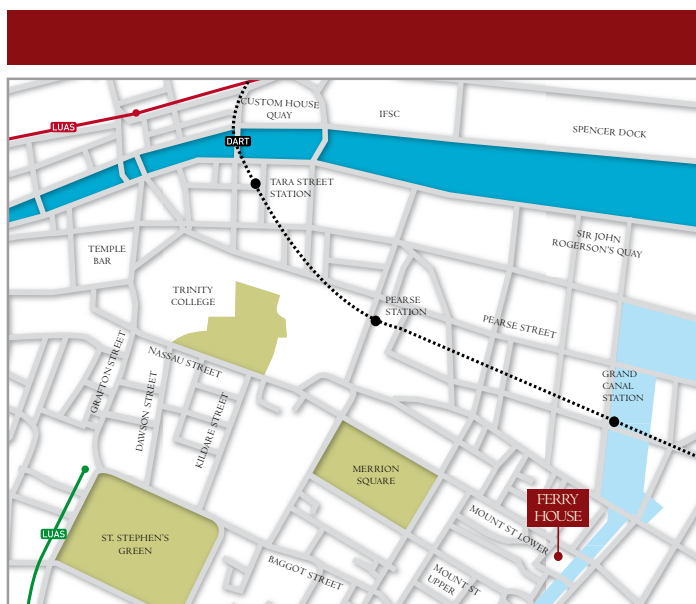
LEASE TERMS

The property is available to let by assignment. The existing 25 year Lease from 1998 has 15 years remaining with a Tenant break option at end of year 10. Alternatively, the property is available by sublet on flexible terms for a period of up to 4 years and 9 months. Rent on application.

DESCRIPTION

Ferry House is a well appointed purpose-built five storey office block with basement car parking below. The building boasts an impressive 40 metres of frontage onto Mount Street Lower and was redeveloped in 1998 to include raised access floors and air conditioning.

The available space is located on the 2nd floor and spans the full width of the building. The office space is very bright, with extensive glazing to both north and south aspects. The offices are offered fully fitted providing mostly open plan areas with eight partitioned offices, meeting rooms and a large reception area. The floor is network cabled to a 'category five' standard and features 'category two' lighting. There are 10 basement car parking spaces which can be accessed directly by stairs or lift.



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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