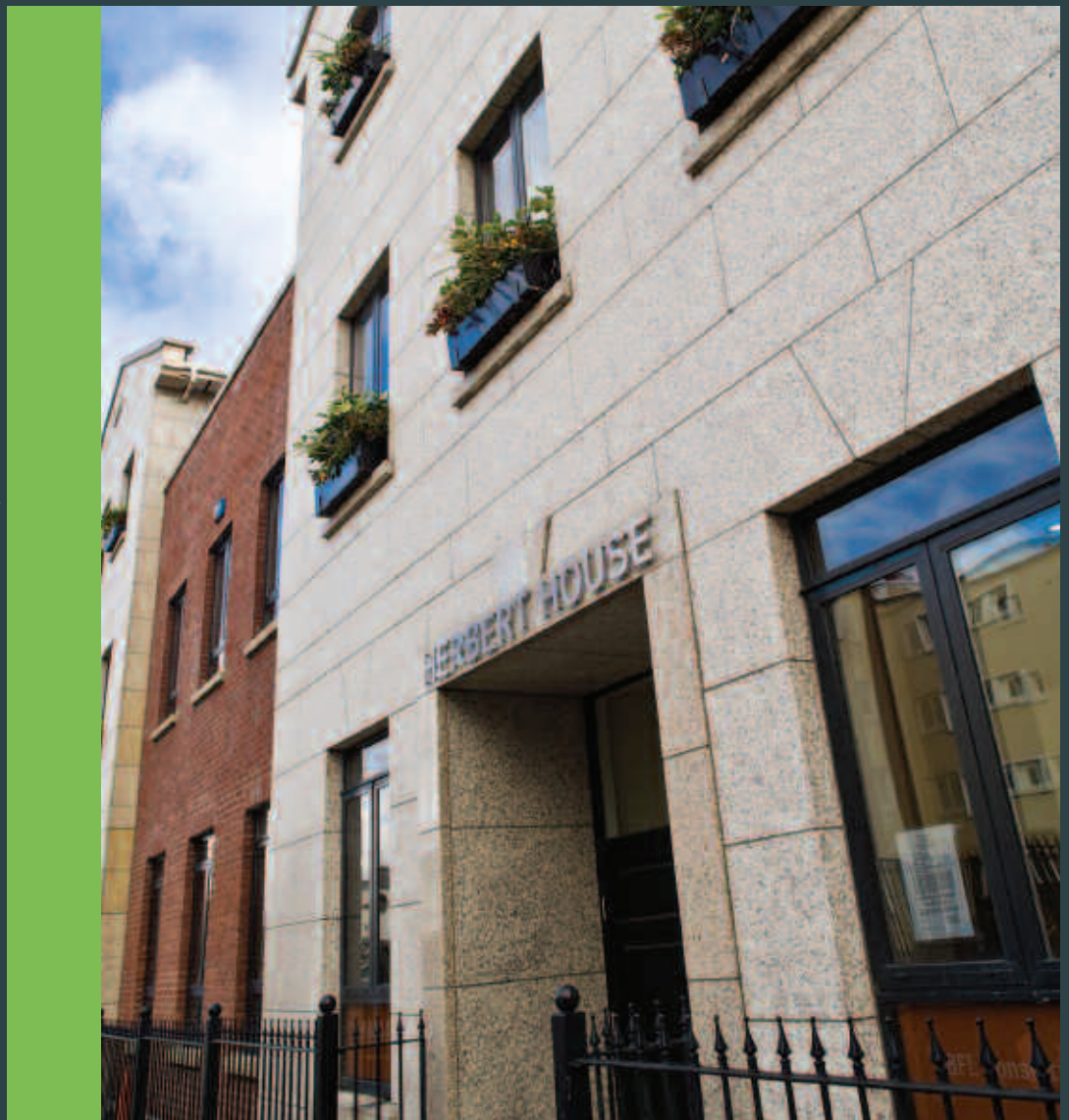


To Let

Herbert House

HARMONY ROW DUBLIN 2

- TOP FLOOR MODERN OFFICE SUITE C. 418SQ.M. (4,500SQ.FT.)
- SECURE UNDERGROUND CAR PARKING
- FLEXIBLE LEASE TERMS



Finnegan
Menton

01 614 7900



LOCATION

Herbert House is situated in a most accessible and well known address within Dublin 2. The building sits on the south side of Lower Grand Canal Street just off Hogan Place, only 500 metres from Merrion Square. This excellent location puts Grafton Street, Ballsbridge and the Docklands all within a 10 minute walk of Herbert House. Harmony Row is well served by public transport with numerous bus routes close by, the Luas green line stop at St. Stephens Green and the DART station at Grand Canal are also within close proximity. Surrounding occupiers include KBC Bank, Alexander 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 418 4,500

DESCRIPTION

Herbert House is a well appointed purpose built three storey office block with basement car parking. The building boasts an impressive frontage onto Harmony Row. The available office suite is on the second floor and spans the full width of the building comprising c.418sq.m. (4,500sq.ft.) in a mainly open plan layout, with kitchenette and wc facilities.

The offices are lift accessible, fully fitted with raised access floors, air conditioning, network cabled to category five standard and category two lighting .

Furthermore there are basement car parking spaces available, accessible directly by the lifts.

Lease Terms

The property is available on flexible lease terms.

Rent

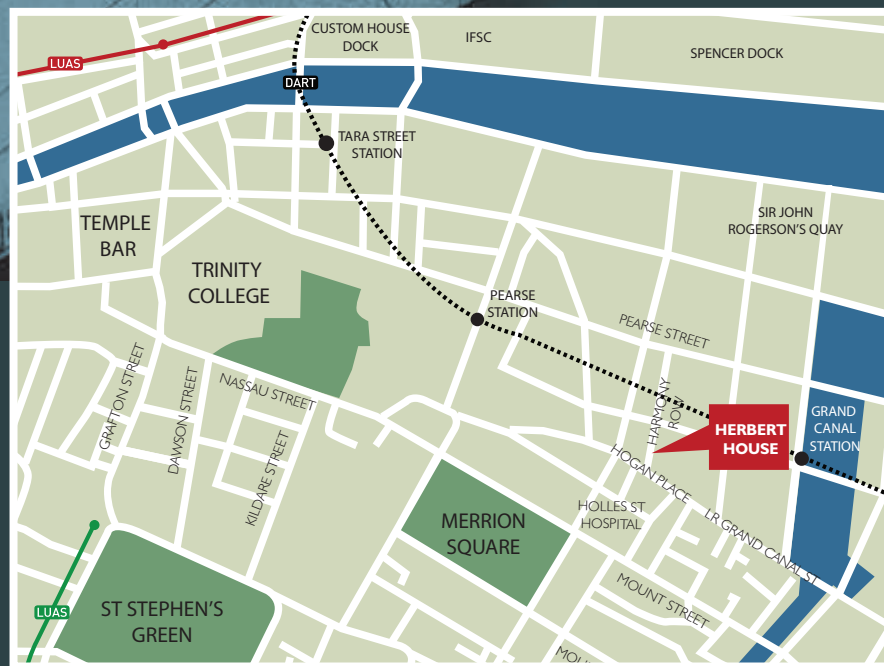
Upon Application

Car Parking

3-4 basement car parking spaces are available to let

Viewing

By appointment only with Sole Agents
Finnegan Menton
Contact: Nicholas Corson,
Andrew Watt or Helen Byrne on
016147900



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