



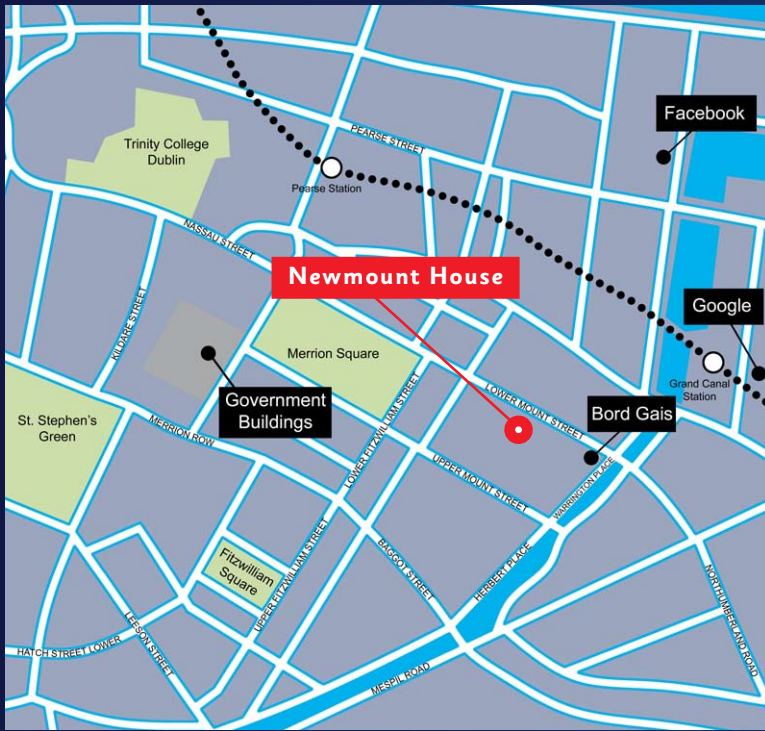
Second Floor, Newmount House

**22 - 24 Lower Mount Street,
Dublin 2**



Fully Fitted Modern Offices
c. 306sq.m. / 3,295sq.ft.





Location:

Newmount House is located on the north side of Lower Mount Street, close to the junction with Merrion Square.

Lower Mount Street is a well-established office location, minutes from Grafton Street and St Stephen's Green. The offices are very accessible with excellent transport links including Bus, DART and the LUAS green line from St Stephen's Green.

Description:

Newmount House offers modern offices behind a red brick façade. The offices benefit from a shared ground floor reception and have two lifts and toilet facilities serving each floor.

The second floor offices are currently laid out with reception, boardroom, open plan offices for c. 25 desks, 4 partitioned offices and large comms room / print room, kitchen and stores. The existing fit out includes suspended ceilings incorporating recessed lighting, ceiling mounted cassette air conditioning and Category 5 cabling.

Accommodation:

Total Net Internal Floor Area:	Sq.m.	Sq.ft.
2nd Floor	306	3,295

Lease:

New lease available.

Car Parking:

3 spaces available.

BER:

D1 568.59 kWh/m²/yr
BER Number: 800159345

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Nicholas Corson or David Rowe on 01 614 7900

Rent:

On Application.



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