



## 5 Upper Mount Street

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### Dublin 2

Pristine Georgian Offices  
c.202sq.m. / 2,170sq.ft.



**FINNEGAN**  
Menton





## Location:

5 Upper Mount Street is situated at the eastern end of Upper Mount Street, close to the corner of Merrion Square, Dublin 2. Mount Street Upper is located in the heart of Dublin's Georgian office district, c.150m from St. Stephen's Green and close to the landmark Pepper Canister Church and Government Buildings.

No. 5 is within walking distance of Grafton Street and Baggot Street with an abundance of retail, restaurant and hotel facilities close by. Public transport is excellent with Luas, DART and many cross city Bus routes within c.5 minutes walk.



## Description:

The available offices are located on the 4 upper floors (excluding basement) of a very fine refurbished Georgian office building.

The property offers a mix of the best of the Georgian features together with contemporary finishes including modern light fittings, Cat 5 computer cabling, well finished bathroom and toilet facilities and quality carpets.

There is a small courtyard area to the rear.

## Accommodation:

Approximate Net Internal Floor Areas:

	Sq.m.	Sq.ft.
Hall Floor	44.3	477
First Floor	60.0	646
Second Floor	46.2	497
Third Floor	51.1	550
<b>Total Net Internal Area:</b>	<b>201.6</b>	<b>2,170</b>

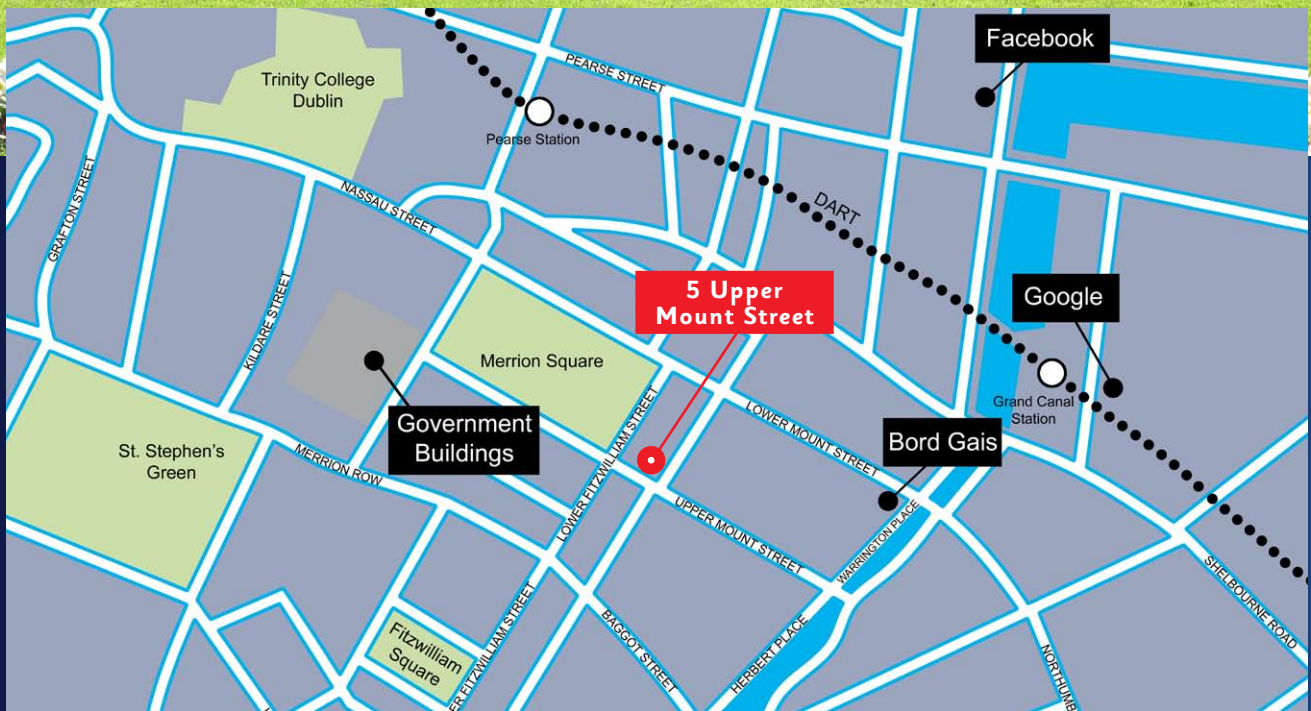


## Specification:

- Self Contained - Own Door.
- Superbly Presented Offices.
- Modern Light Fittings.
- Cat 5 Computer Cabling.
- Quality Carpeting.







**Lease:**

Available on new FRI Lease terms.

**BER:**

Exempt.

**Rent:**

On Application.

**Viewing:**

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



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