



**Lower Ground Floor,
5 Ely Place**

Dublin 2

Well Presented Own Door Offices
c. 36.2sq.m. / 390sq.ft.



FINNEGAN
Menton



Location:

5 Ely Place is positioned in the commercial district of Dublin 2 next to St. Stephen's Green. The property is situated in a cul de sac and is well served by public transport with numerous bus routes on Baggot Street and Leeson Street. The Luas green line on St. Stephen's Green is just a 5 minutes stroll from the property.

A range of amenities are situated in the surrounding area including some fine restaurants, hotels and cafes.

Description:

Well presented own door office which has recently been refurbished providing open plan space with an individual office. In addition there is ample storage provided internally as well as a private toilet area.

The property has been well maintained and would be ideal for a company looking for a City Centre office premises.

Accommodation:

Total Floor Area:	Sq.m.	Sq.ft.
Lower Ground Floor	36.2	390
Additional Storage	23.1	250

Lease:

New lease term.

BER:

Exempt (Protected Structure).

Rent:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton



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