

o^o13
z

UPPER MOUNT STREET
DUBLIN 2

ONE OF THE FINEST REFURBISHED
GEORGIAN OFFICE BUILDINGS



FINNEGAN
Menton



no 13



Location

This magnificent property is located on Upper Mount Street close to the junction with Merrion Square in the very centre of Dublin's Central Business District.

The property is in close proximity to the retail and commercial district of St Stephen's Green and Grafton Street and is well served by numerous restaurants, hotels, theaters and museums including The Merrion Hotel on Merrion Street and Dobbin's restaurant just 2 doors away on Stephen's Lane at the rear of the property. Public transport in the vicinity is excellent with the DART located nearby at Pearse Street, the Luas at St Stephen's Green and numerous cross city bus routes closeby.

The picturesque Merrion Square is within one minute's walk of the front door.



Description

No. 13 is undoubtedly one of the finest refurbished Georgian office buildings to come to the market in many years in Dublin 2. The building has been completely refurbished and has been elegantly decorated in the Main Reception and Meeting Rooms with contemporary styling in the remaining office floors.

On entering the property you are welcomed by a generous reception hallway with double doors to a waiting area that doubles as a meeting room. The building then offers 10 generous offices and meeting rooms of various sizes with spectacular Georgian features intact throughout including ornate ceilings.

The basement, 2nd and 3rd floors offer rooms laid out for open plan offices that can accommodate up to 10 desks per floor.



Accommodation

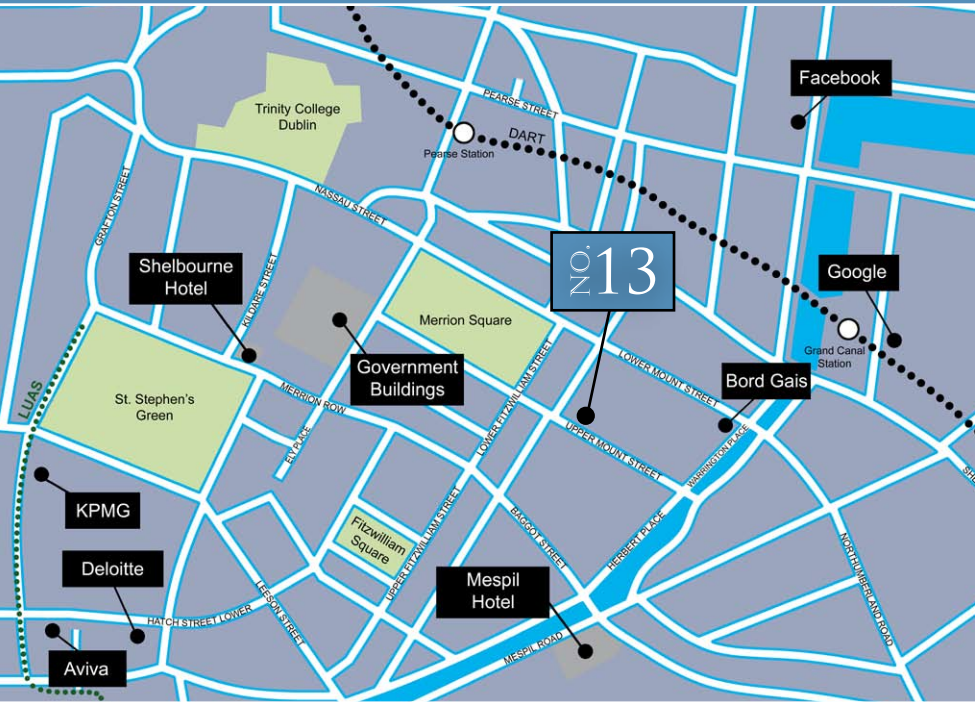
Main Building	Sq.m.	Sq.ft.
Ground Floor	52.4	564
First Floor	88.4	952
Second Floor	56.5	609
Basement	69.7	750
Comms Room	58.0	625
Main Building Overall	325	3,500
Mews		
Ground Floor	18.6	200
First Floor	47.4	510
Mews Overall	66.0	710
Total:	391	4,210

Specification

- Fully Refurbished Offices
- Cat 5e cabling
- Superbly presented and decorated Boardroom and Executive Offices with optional existing Antique furniture
- Contemporary styling on remaining offices with option for existing quality modern furniture
- Burglar and Fire Alarm systems
- Fully Fitted Kitchens
- Quality Carpets and Stone Floor in Reception
- Mews in the process of being completely refurbished
- 6/7 car parking spaces

o13

UPPER MOUNT STREET DUBLIN 2



Lease:

New lease.

Rates:

€12,860 (2015)

Parking:

6 / 7 spaces available.

BER:

Exempt.

Rent:

On Application.

Viewing:

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



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolutionvisuals.com