



## 28 Upper Mount Street Dublin 2

Bright & Spacious Georgian Offices with Parking  
c.199sq.m. - 266sq.m.



**FINNEGAN**  
Menton





## Location:

The building is located on Upper Mount Street which is close to the junction with Merrion Square in the very centre of Dublin's Central Business district. This is a popular office location set amidst the main commercial hub of the City Centre being the administrative and cultural office location close to Government buildings.

The area is well served with an extensive range of services and amenities on offer close by with well-known bars, restaurants and hotels on the doorstep. Public transport links are within walking distance with numerous bus routes as well as the Luas green line and DART line on hand.



## Description:

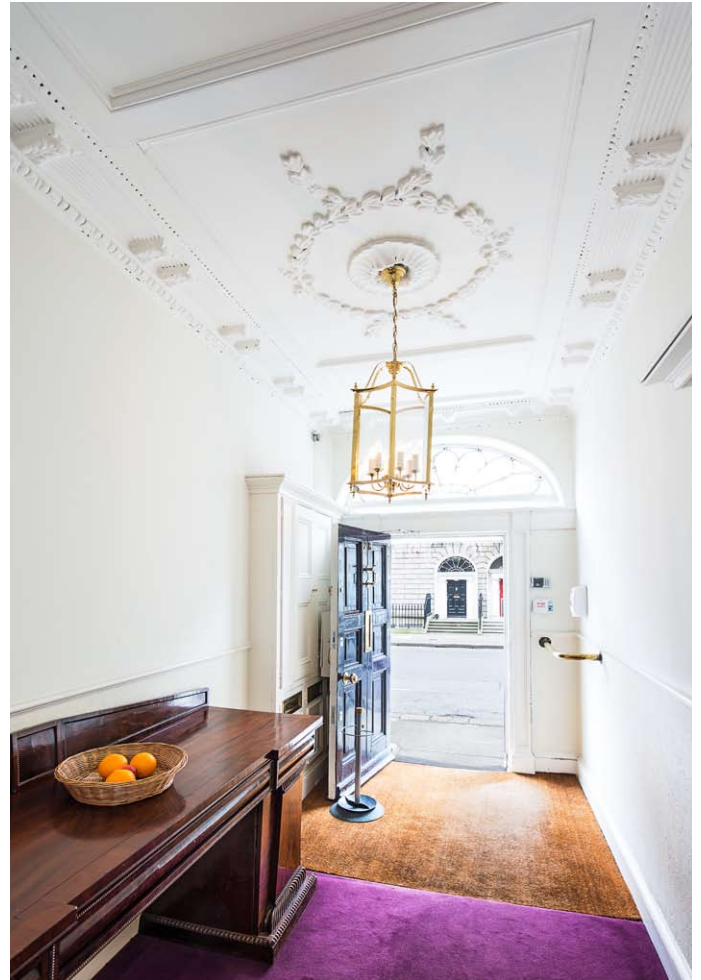
28 Upper Mount Street is a well presented mid-terrace Georgian building with offices over four levels. The property is presented with style and character as many of the attractive period features remain in place throughout the building. The office space has been modernised with Cat 5e network cabling throughout. The accommodation provides a mix of open plan and individual rooms together with ample kitchen and toilet facilities. This well positioned office premises comes with the benefit of 5/6 car parking spaces to the rear.

The Hall, 1st and 2nd floors (199.6 sq.m.) are available either with or excluding the Basement thereby offering either 199.6 sq.m. or 266.1 sq.m. in total. The basement offers a self-contained office suite with 2 bright offices, kitchen, comms room and toilets.

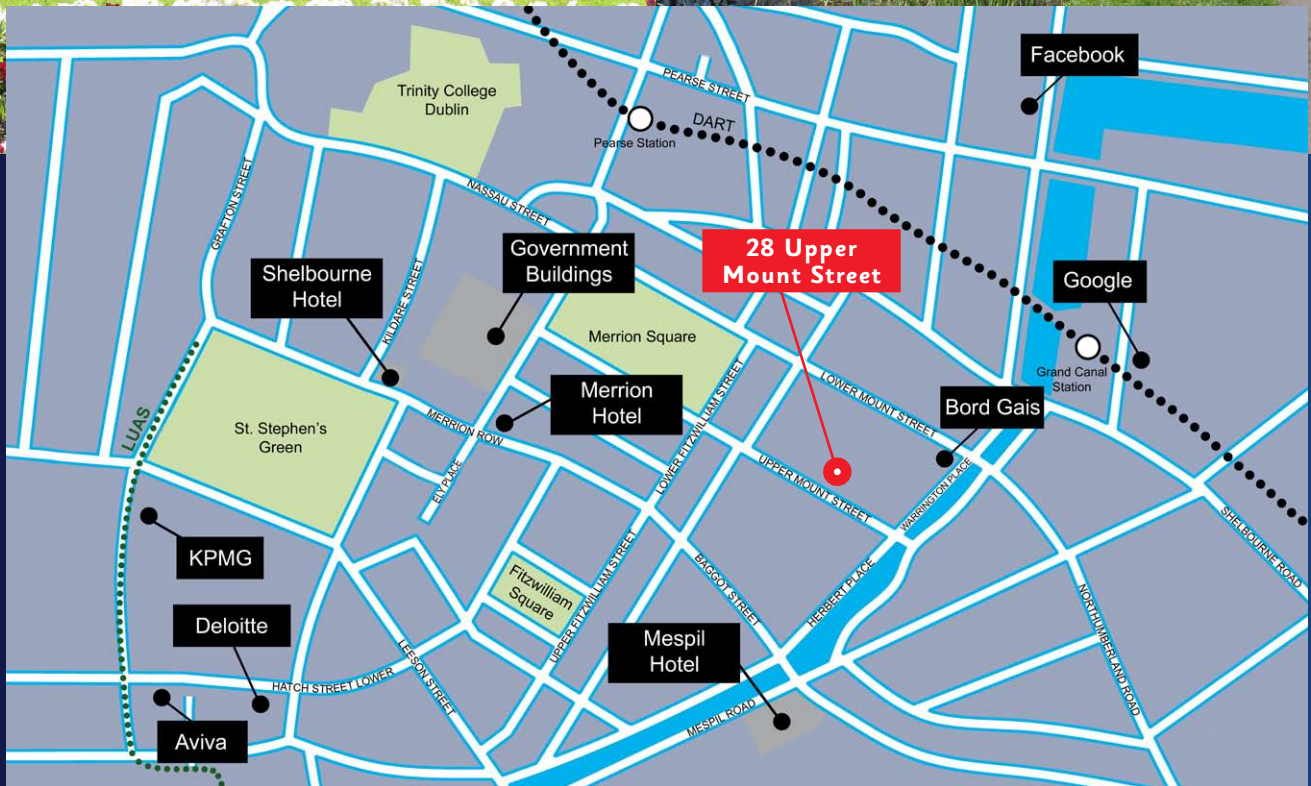
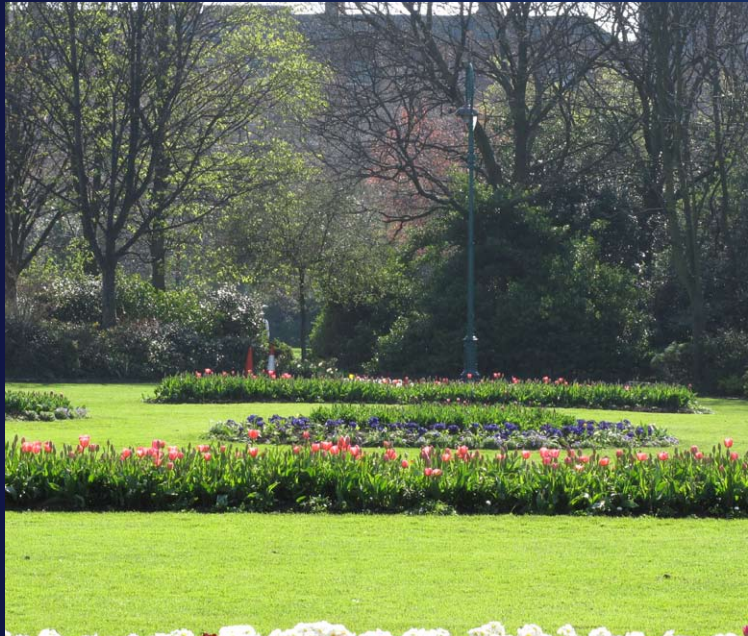
## Accommodation:

Approximate Floor Areas:

	Sq.m.	Sq.ft.
Hall Floor	66.8	719
First Floor	80.3	865
Second Floor	52.5	566
<b>Sub Total</b>	<b>199.6</b>	<b>2,150</b>
Basement	66.5	715
<b>Total</b>	<b>266.1</b>	<b>2,865</b>







### Lease:

New Lease.

### Car Parking:

There are 5 / 6 parking spaces available.

### Viewing:

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

### BER:

Exempt. (Protected Structure)

### Rent:

On Application.



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

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