



6 Upper Mount Street
Dublin 2

Superb Georgian Offices
c.223sq.m. / 2,400sq.ft.



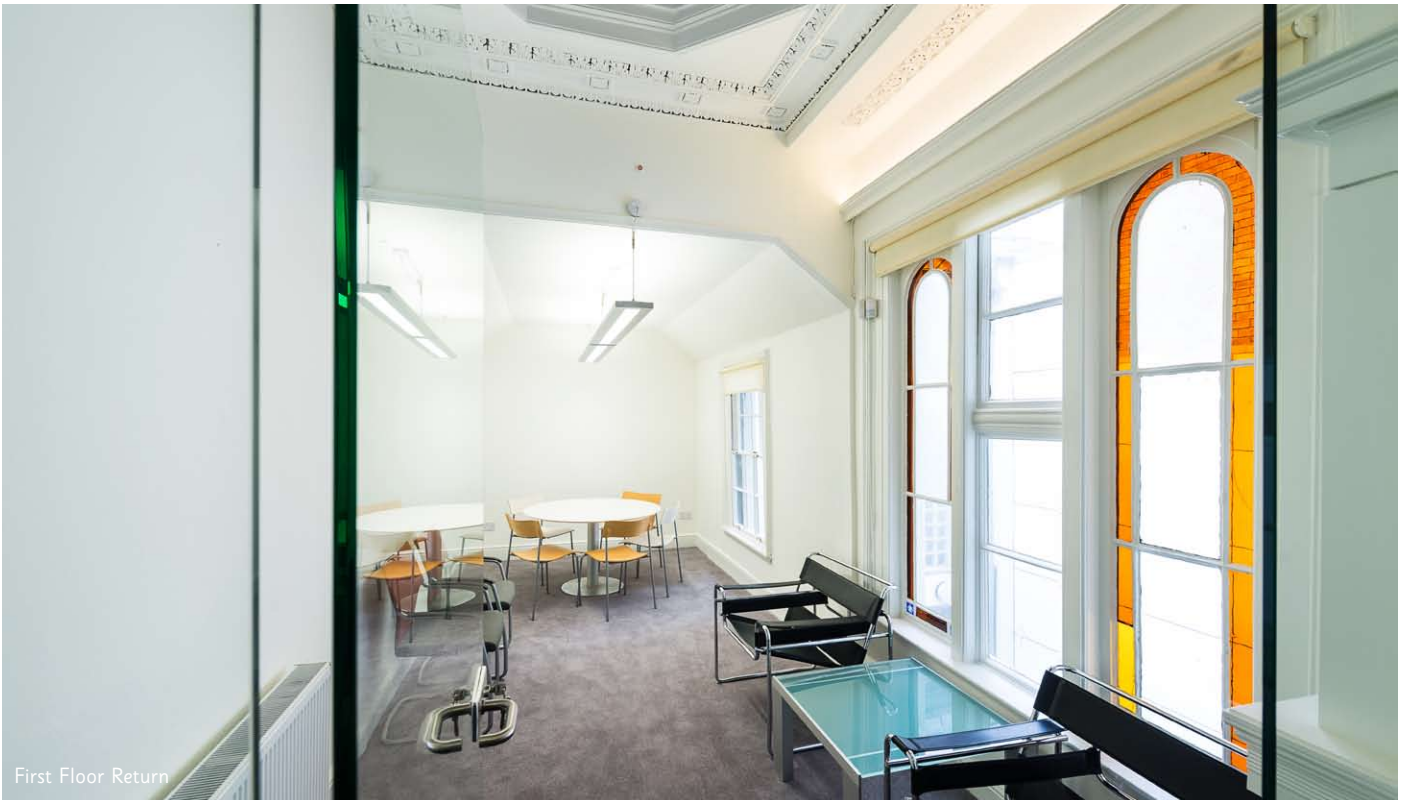
FINNEGAN
Menton



Location:

6 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. 6 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:

No. 6 Upper Mount Street is a mid-terrace Georgian office building which is well presented throughout, providing 4 levels of office accommodation totalling c. 223 sq.m. (2,400 sq.ft.).

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 and an optional small garage to the rear for 1 car.

Accommodation:

Approximate Net Internal Floor Areas:

	Sq.m.	Sq.ft.
Hall Floor	49.8	535
First Floor	68.5	735
Second Floor	50.4	540
Third Floor	55.0	590
Total Net Internal Area:	223.7	2,400



Entrance Hall



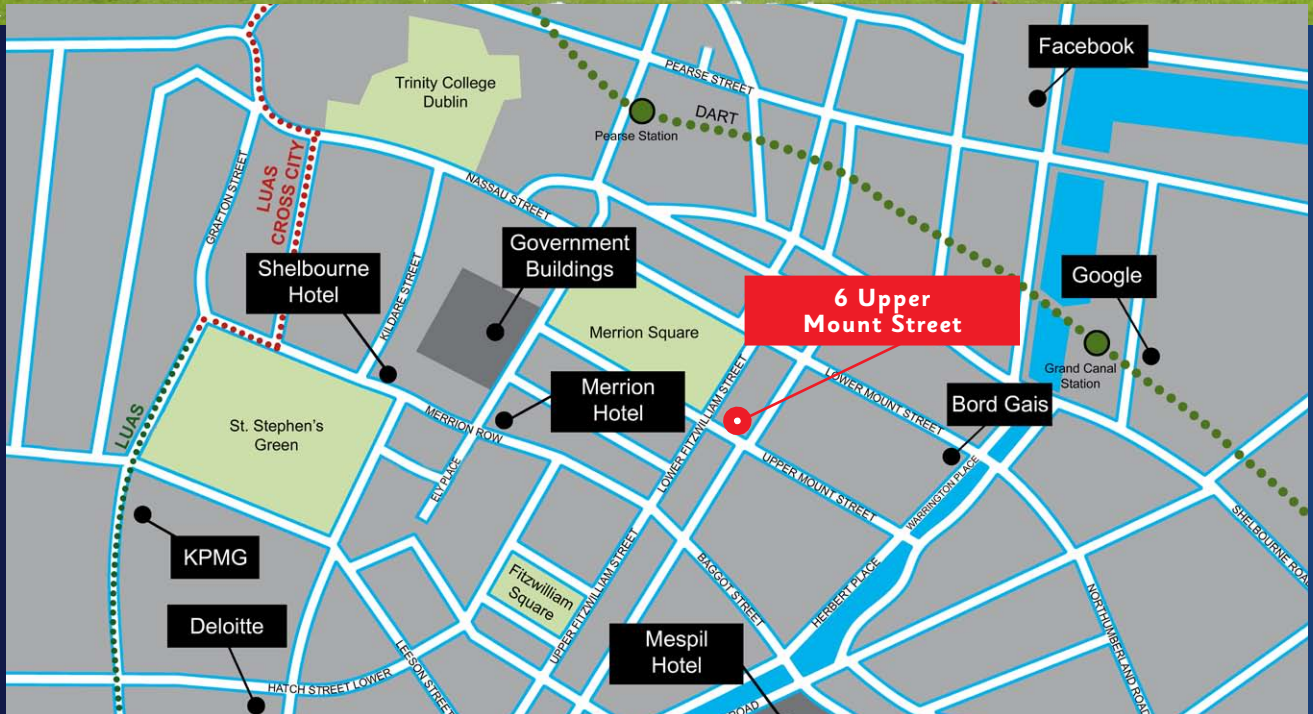
First Floor Offices

Specification:

- Superbly presented offices
- Modern light fittings and quality carpets
- Kitchenette, shower and toilet facilities
- Gas fired central heating
- Computer cabling network in place



Meeting Room



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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