



27 Mespil Road,
Dublin 4

High Profile Hall Floor Offices
c. 46sq.m. / 500sq.ft.



FINNEGAN
Menton



Location:

Mespil Road is located between the junctions of Baggot Street and Leeson Street within the centre of Dublin's Business District.

No. 27 is situated mid terrace on the southern side of Mespil Road overlooking the Grand Canal at Baggot Street Bridge.

The office is within walking distance of Grafton Street and St. Stephen's Green and the area is extremely accessible, with numerous bus routes and both DART and LUAS stops within walking distance. Neighbouring occupiers include various office users, the Mespil Hotel and a variety of restaurants, bars and cafes including Starbucks.

Description:

The Hall floor suite comprises two spacious interconnecting offices with a shared kitchenette facility. W.C.'s are located on the return. The suite is newly carpeted and painted throughout. It is an ideal office for a small firm requiring a prestigious well presented office. There is one car parking space included to the front of the building.

Accommodation:

Approximate Internal Floor Area	Sq.m.	Sq.ft.
Front Office	23	247
Rear Office	23	247
Total:	46	494

BER:

Exempt. (Protected Structure)

Lease Terms:

New lease available.

Rent:

On application.

Viewing:

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



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