



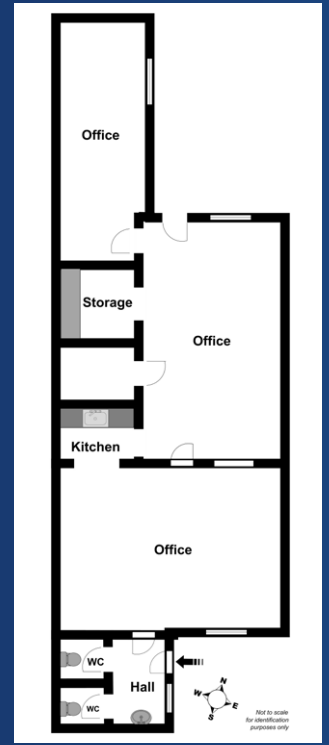
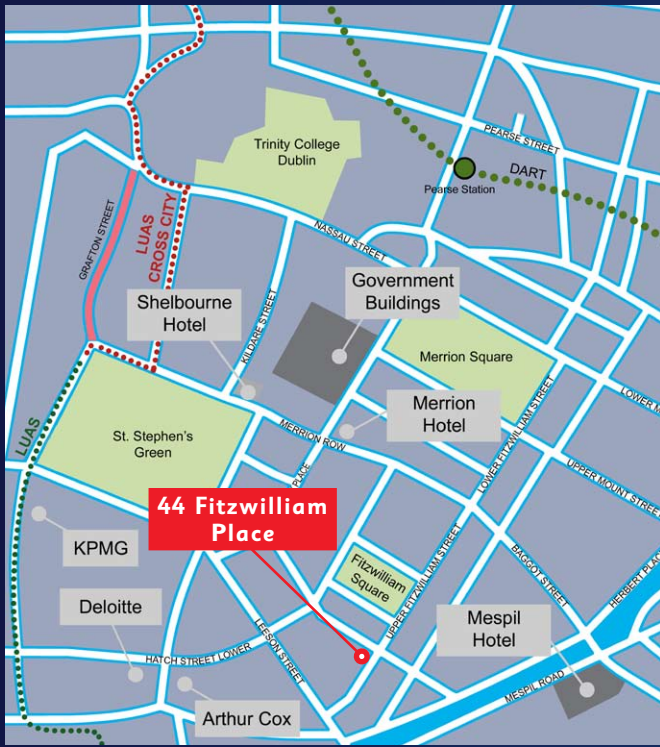
## Lower Ground Floor

44 Fitzwilliam Place  
Dublin 2

Large Self-contained Offices  
c. 88.4sq.m. / 952sq.ft.



**FINNEGAN**  
Menton



## Location:

This property is situated on the west side of Fitzwilliam Place between Fitzwilliam Square and Lower Leeson Street amongst the commercial hub of Dublin City Centre and located close to St. Stephen's Green as well as Dublin's premier shopping district being Grafton Street.

The area is well served with an extensive range of amenities on offer close by including well known bars, restaurants and hotels on the doorstep. Public transport links are within walking distance with Luas green line and DART line just a stroll away.

## Description:

44 Fitzwilliam Place provides an own door self-contained office accommodation of c.952 sq.ft. (88.4 sq.m.) situated on the Lower Ground Floor of a Georgian building with the benefit of private park to the rear.

The space is layout open plan with 3 interconnecting rooms, 2 toilets and its own kitchenette. The property has the benefit of an alarm system, gas fired central heating system and private car parking to the rear of the building.

## Accommodation:

Approximate Internal Floor Area	Sq.m.	Sq.ft.
Lower Ground Floor Offices	88.4	952

## BER:

Exempt. (Protected Structure)

## Lease Terms:

New lease term available.

## Rent:

On application.

## Viewing:

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



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