



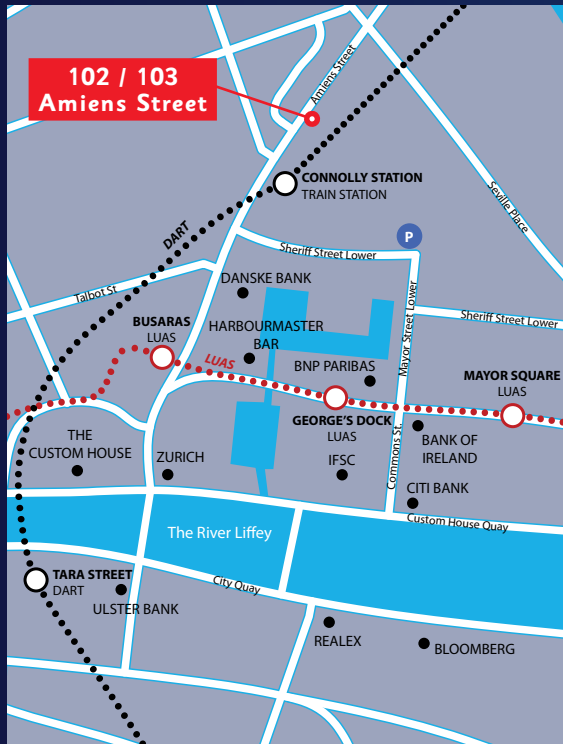
102 - 103 Amiens Street

Dublin 1



High Profile Own Door Offices
c. 439sq.m. / 4,730sq.ft.





Location:

102/103 enjoys a prominent position on Amiens Street, within close proximity to the IFSC. Amiens Street has undergone a recent rejuvenation and being close to both Connolly Station and Busaras, the property offers excellent access to local and national rail and bus networks, further enhancing the area as an office location.

Description:

This high profile Red Brick Victorian office premises comprises of three floors of office accommodation extending to c.439 sq.m. (4,730 sq.ft.) offering open plan space.

This own door office is accessed via an impressive entrance lobby presenting a mix of open plan and cellular offices. Floors containing separate kitchen and toilet facilities with a computer network cabling system throughout.

Accommodation:

Approximate Net Internal Floor Area	Sq.m.	Sq.ft.
Lower Ground Floor	160	1,715
Ground Floor	126	1,365
First Floor	153	1,650
Total	439	4,730

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.



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