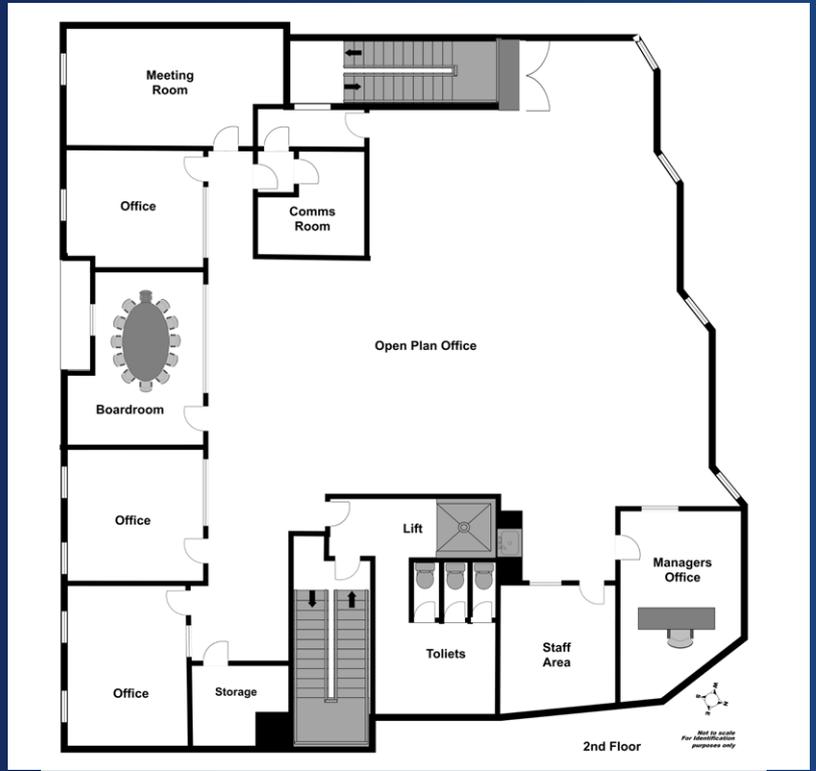




11 / 12 Warrington Place
Dublin 2

Spacious Second Floor Office on Single Floor Plate
c. 289sq.m. / 3,110sq.ft.





Location:

The property faces onto the Grand Canal in Dublin 2 close to the junction of Lower Mount Street and Warrington Place which is located in a highly accessible location next to businesses such as Google and Bord Gais just to name a few. The premises are just 500 metres from Merrion Square with Grafton Street and the Docklands all within a 10 minute walk. This area is well served by public transport with Dublin Bus operating on Lower Mount Street, a DART Station situated within 5 minutes' walk at Grand Canal Dock and Luas services from St. Stephen's Green.

Description:

The 2nd floor offices accommodate a single floor plate of c. 289 sq.m. (3,110 sq.ft.) currently laid out providing a mix of individual offices, meeting rooms, a kitchenette and open plan office environment. All floors are serviced by a lift from the Lower Ground floor car park. The period façade gives way to a modern office space internally with a smart corporate reception area upon entry. The internal partitioned layout could alternatively be removed to provide a completely open plan layout.

Accommodation:

Total Floor Area:	Sq.m.	Sq.ft.
Second Floor	289	3,110

Features:

- Overlooking Grand Canal
- Large single floor plate
- Mix of open plan and cellular offices
- Lift access
- 2 car spaces to rear
- Close to DART at Grand Canal

Lease:

New lease term.

BER:

Exempt (Protected Structure)

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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