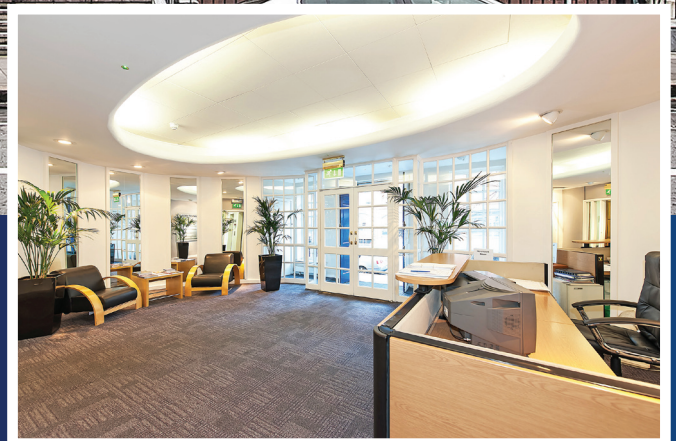




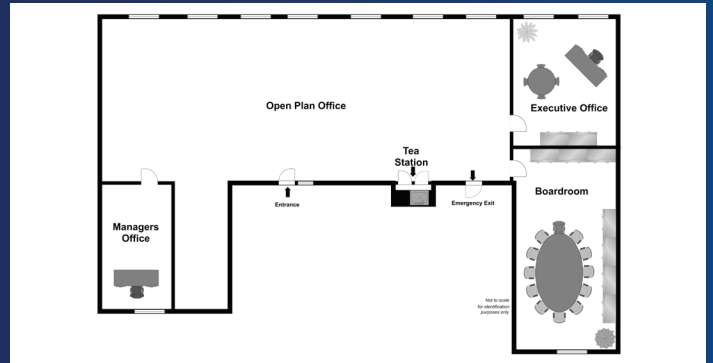
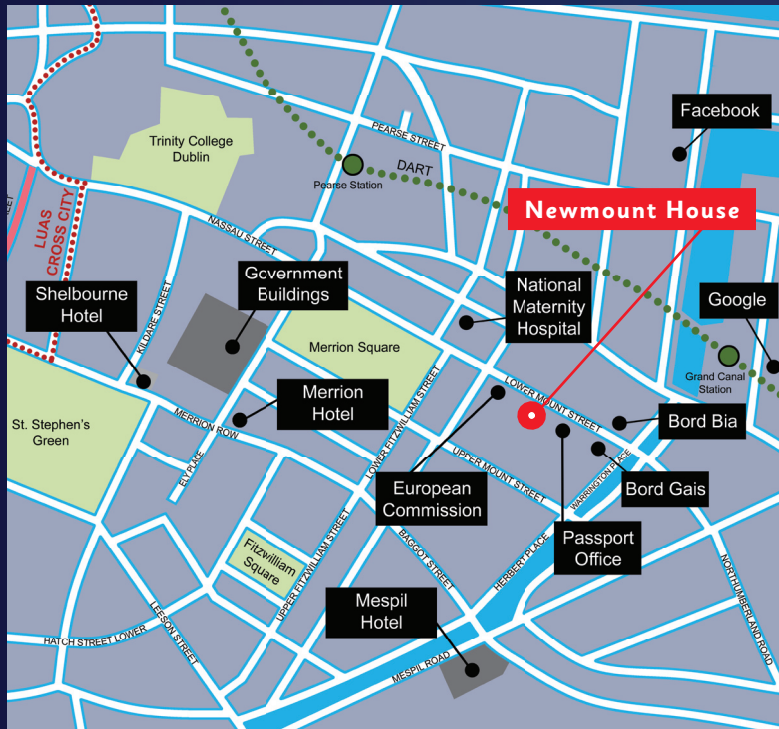
Third Floor, Newmount House

22 - 24 Lower Mount Street,
Dublin 2

BER D1



Modern Offices
c. 196.7sq.m. / 2,115sq.ft.



Location:

Newmount House is located on the south side of Lower Mount Street, close to the junction with Merrion Square. Lower Mount Street is a well-established office location, minutes from Grafton Street and St. Stephen's Green. The offices are very accessible with excellent transport links including bus, DART at Grand Canal Dock and Luas lines at St. Stephen's Green.

Description:

The subject offices are located on the 3rd Floor of a modern office building. There is a shared ground floor reception area and two lifts serving each floor of the building. There are both male and female toilet facilities on each floor as well as shower at basement level.

The Third Floor Offices are finished to a high standard and are currently laid out as mostly open plan with a large boardroom, 2nd meeting room and executive office. The existing fit-out includes suspended ceilings incorporating recessed lighting and the offices have computer network cabling system in place via perimeter trunking.

Accommodation:

Total Net Internal Floor Area:	Sq.m.	Sq.ft.
3rd Floor	196.7	2,115

Lease:

New lease available.

Rent:

On Application.

BER:

D1 521.25 kWh/m²/yr
BER Number: 800159360

Viewing:

By appointment only with sole agents Finnegan Menton
Contact David Rowe on 01 614 7900



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