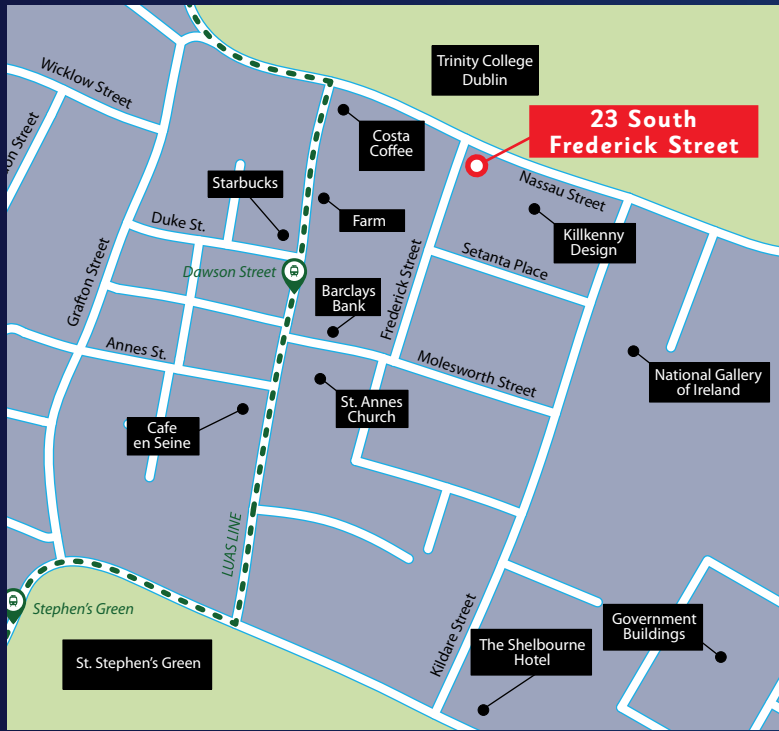




**Second Floor,**  
**23 South Frederick Street,**  
**Dublin 2**



Refurbished Office in Central Location  
c. 68sq.m. / 730sq.ft.



## Location:

The office accommodation at 23 South Frederick Street is positioned close to Government Buildings off Nassau Street and beside both Trinity College and Grafton Street. The location could not be more central with excellent staff amenities and transport facilities close by.

As well as being beside Grafton Street there are many fine restaurants, bars and first-class hotels on its door step. There are excellent public transport links with Dublin Bus services on Nassau Street, the Luas line which connects the red and green lines at Dawson Street, Dart and main line rail services at Pearse Street just a 5 minute stroll away.

New developments close by on Molesworth Street have been pre-let to companies including AIB, Barclays Bank, JET, Goshawk (Aviation) and Maples Fiduciary which confirms the area as one of the most sought after office locations in the city.

## Description:

23 South Frederick Street presents a fully refurbished and well presented 2nd floor office space of c.68 sq.m. (730 sq.ft.) providing bright and spacious accommodation on one floor. This office has been completely renovated with an upgraded computer network cabling system, new carpets, upgraded electric storage heaters, new LED (super low energy efficient) lighting system providing superbly presented offices.

The layout provides for two open plan interconnecting rooms which provide spacious bright office accommodation, with shared kitchen and toilet facilities which have been modernised and upgraded.

### Accommodation:

Total Net Internal Floor Area:	Sq.m.	Sq.ft.
2nd Floor	68	730

### Lease:

New lease available.

### BER:

Exempt. (Protected Structure)

### Rent:

On Application.

### Viewing:

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



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