



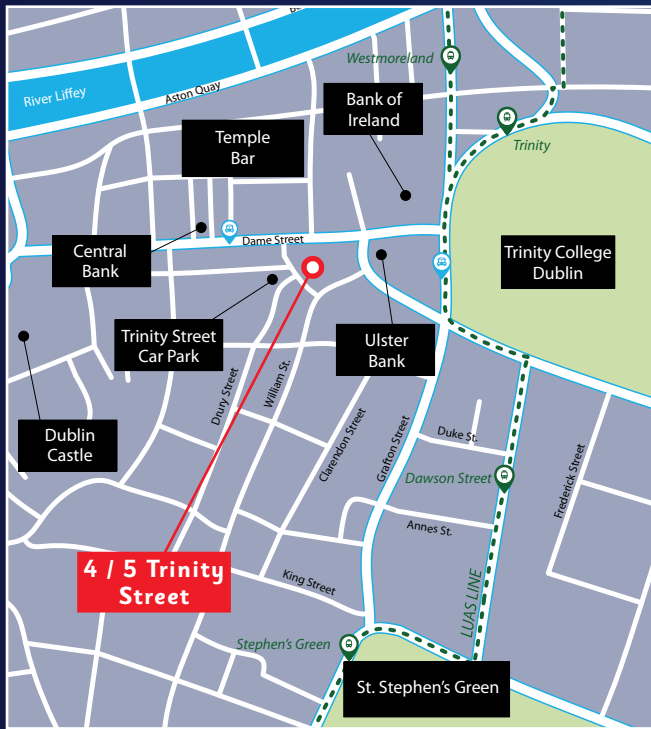
1st - 3rd Floors,
4 / 5 Trinity Street,

Dublin 2

BER C3

Spacious Offices in a High Profile Location
c. 197sq.m. / 2,125sq.ft.





Location:

The office accommodation at 4/5 Trinity Street is positioned in the heart of downtown Dublin next to iconic buildings and landmarks such as Central Plaza (formerly Central Bank) and Trinity College. The property is c.100 metres from the bottom of Ireland's premier shopping street, Grafton Street and is positioned close to a host of upmarket bars and restaurants among other amenities. There are excellent transport links close to the property including the cross city Luas, DART services at Tara Street and numerous cross city bus routes.

Description:

4/5 Trinity Street presents upper level offices (1st, 2nd & 3rd floor) totalling c.197 sq.m. (2,125 sq.ft.) in a prime location in Dublin 2. These well presented offices have been refurbished, providing own door access to modern spec offices including air conditioning on all floors, a Cat 6 Network cabling system, a mix of open plan and cellular offices with dual aspect which allows natural light floor from both sides of the building, internally the lighting has been upgraded on each floor to LED Energy efficient system.

Accommodation:

Approximate Net Floor Area:	Sq.m.	Sq.ft.
First Floor	65.03	700
Second Floor	65.03	700
Third Floor	67.35	725
Total	197.41	2,125

Lease:

New lease available.

BER:

C3

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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