

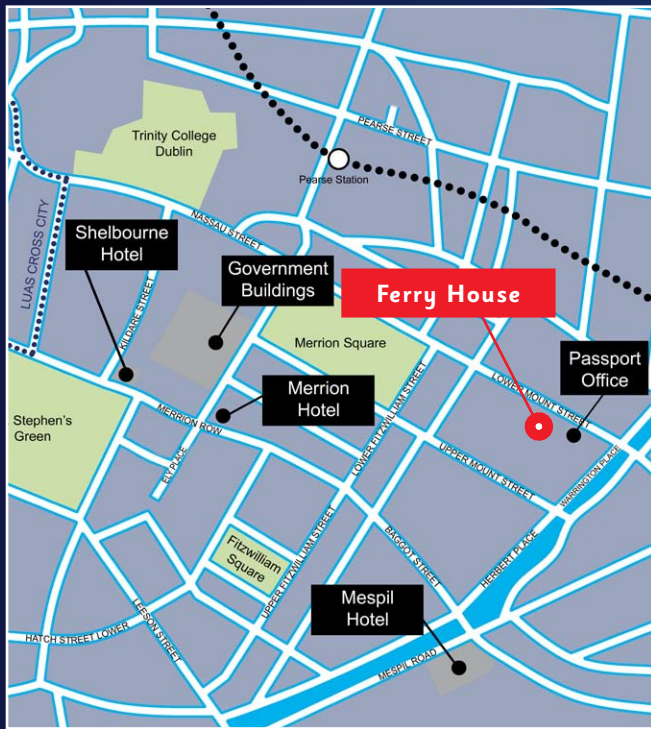


**Ferry House, Second Floor,**  
**48 Lower Mount Street,**  
**Dublin 2**



Modern Office on a Single Floor  
c. 236.1sq.m. /2,540sq.ft.





## Location:

Ferry House is a modern multi tenanted 5 storey office complex with secure basement car parking situated on the south side of Mount Street Lower close to the junction with Warrington Place at the Grand Canal and just 500 metres from Merrion Square. This excellent location puts Ballsbridge and the Docklands all within a 10 minute walk. The property is also situated within close proximity to the retail and commercial district of St. Stephen's Green and Grafton Street and is well served by numerous high quality restaurants and hotels. Public transport is well served in the area with the DART located nearby at Barrow Street as well as numerous bus routes serving the immediate area and there is a Dublin Bike Station situated outside the building.

Surrounding occupiers include Bord Gais, The European Commission, The Irish Passport Office and Social Entrepreneurs Ireland to name but a few. Other occupiers in Ferry House include Adaptive Mobile, Pathfinder, Sidetrade and Clinch Wealth Management. 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:

A well presented modern office space of c.236.1 sq.m. (2,540 sq.ft.) with raised access floors, floor boxes wired for power and data, suspended ceilings and air conditioning throughout. This office also has the benefit of a CAT5e computer network system in place with independent server. Double lifts service each floor in the building with male and female toilets on each floor and shower facilities provided upon entry to the building there is a smart corporate reception area.

### Accommodation:

	Sq.m.	Sq.ft.
Total Net Internal Floor Area:		
Rear Second Floor Office	236.1	2,540

### Lease:

New lease available.

### BER:

C2  
BER Number: 800010944

### Rent:

On Application.

### Car Parking:

3 - 5 spaces available.

### Viewing:

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



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