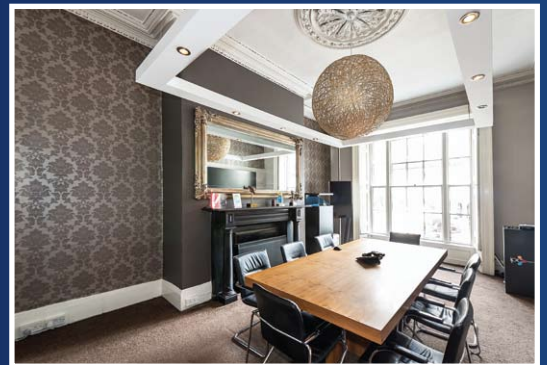


To Let - Offices



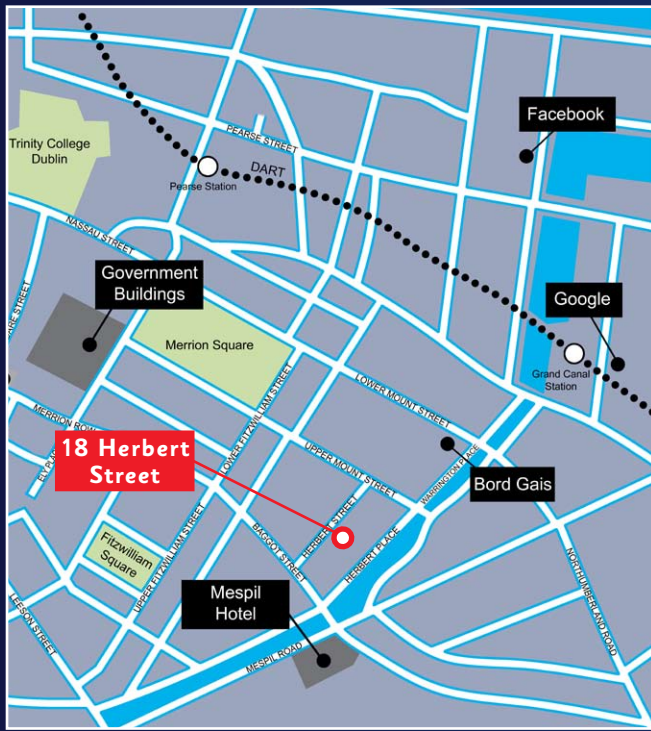
**18 Herbert Street,
Dublin 2**



Well Presented Office
c. 302.8sq.m. / 3,306sq.ft.



**FINNEGAN
Menton**



Location:

18 Herbert Street enjoys a prominent and commanding position just off Baggot Street which is close to a host of amenities including many up-market cafés, bars, restaurants and hotels in the immediate vicinity.

The area is well served by public transport with the DART at Pearse Street and Grand Canal Dock, Luas at St Stephen's Green just a short stroll away together with numerous bus routes on Merrion Square.

Positioned amongst a number of professional and well established organisations who call Herbert Street their Headquarters, an office space that matches the fitting address.

Description:

The property comprises of a very well presented mid-terrace period office building provides an overall Net Internal Area of c.302.8 sq.m. (c.3,306 sq.ft.) which is inclusive of an interconnecting two storey mews building to the rear.

This office has all the charm and character one would expect from a period building including, high ceilings, period features including attractive fireplace and large feature windows allowing a flow of natural light into the office. The existing fit out includes a Network Cabling System throughout with toilets and kitchen facilities on alternative levels of the building.

Accommodation:

Total Net Internal Floor Area:	Sq.m.	Sq.ft.
Entire	302.8	3,306

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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