



**Offices To Let  
3<sup>rd</sup> Floor Offices  
Ferry House  
48 Lower Mount Street  
Dublin 2**

*Subject to Contract/Contract Denied*



- Size:** c.452 sq.m. (4,865 sq.ft.)
- Available:** September 2020
- Quoting Rent:** €55 per sq.ft. (plus VAT)
- Lease Term:** New lease terms available
- Specification:** A well presented modern and fitted office space of c. 452 sq.m. (4,865 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 CAT 5e computer network system in place. Double lifts service each floor of this modern 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 which is manned during basic hours.
- Parking:** 8 Car parking space available @ €4,000 per space ( Plus VAT)
- Service Charge:** c.€5.52 per sq. ft. (plus VAT) – **including heating**
- Insurance:** €0.40 per sq. ft.
- Rates:** c. €5.52 per sq. ft
- BER:** C3
- Contact:** David Rowe on 01 614 7900