

## 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

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