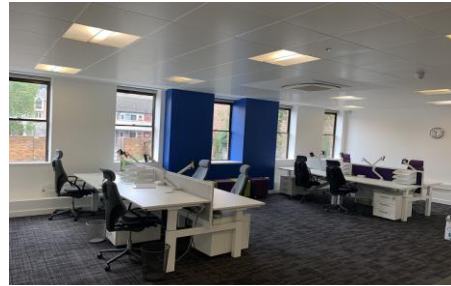




To Let
Ground Floor Offices, Newmount House
22-24 Lower Mount Street
Dublin 2

Subject to Contract / Contract Denied



Size: Office Suite c. 1,170 sq.ft. (109 sq.m.)

Lease Term: New lease term

Quoting Rent: €42.00 per sq.ft. plus VAT

Specification: A fully fitted well presented office suite, situated on the ground floor of Newmount House in the heart of Dublin 2. The office is laid out as an open plan floor which accommodates a large boardroom, one meeting room and enclosed kitchen area. The specification includes air conditioning and a CAT 6 cabling network with services situated within the Demise. The layout is smart, setting a corporate image which will benefit an incoming tenant. Newmount House has a corporate manned reception area, double lifts and shower facilities within the building. Positioned on Lower Mount Street next to Merrion Square in the commercial hub of Dublin 2.

Service Charge: c. €9.45 per sq.ft. plus VAT

Insurance: c.€0.42 per sq.ft.

Rates: c. €3.95 per sq.ft.

BER: D1

Contact: David Rowe on 01 614 7900

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