



**Prestigious Georgian Office
90 Harcourt Street
Dublin 2**

Subject to Contract / Contract Denied



Available:	Immediately		
Size:		Sq. m.	Sq. ft.
	Basement	70.5	759
	Hall Floor	76.2	820
	First Floor	105.2	1,132
	Second Floor	63.6	685
	Third Floor	<u>70.5</u>	<u>759</u>
	Total Net Internal Area:	386.0	4,155
Lease Terms:	New lease terms		
Quoting Rent:	€42.50 per sq. ft. (plus VAT if applicable)		
Car Parking:	2 car spaces – (stacked) cost €6,000 per annum		
Rates:	c.€3.50 per sq. ft.		
Service Charge:	c.€4.00 per sq. ft.		
Insurance:	c.€0.81 per sq. ft.		
BER:	Exempt (Protected Structure)		
Contact:	David Rowe or Nicholas Corson on (01) 614 7900		

Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2: All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending Vendor, Purchaser or Tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: The particulars are set out as general guidance for the intending Purchaser / Tenant and do not constitute, nor constitute part of an offer or contracts. 4: No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. 5: Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/ lessee shall be liable for any VAT arising on the transaction.