

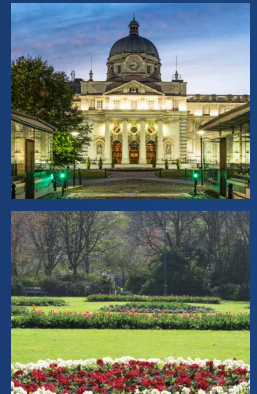
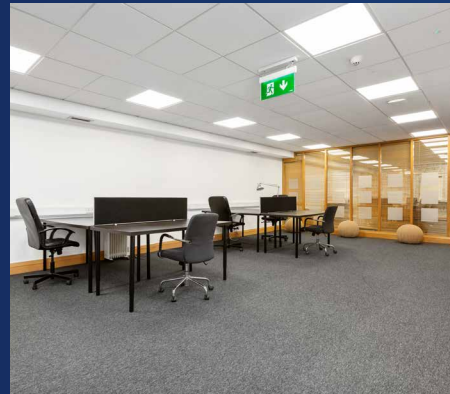
Own Door Office
74 Fitzwilliam Lane

Dublin 2

BER D1

A Self-Contained Space in Central Location
c. 210 sq.m. (2,260 sq.ft.)





Location:

No. 74 Fitzwilliam Lane is situated in the heart of Dublin 2 next to Government buildings and directly beside the 5-star Merrion Hotel. There are a host of amenities next to this location with Baggot Street just 100 meters from the office and many fine restaurants, gyms, cafés and shops. This area is well served with great public services in the form of DART, Luas and Bus networks servicing both north and south Dublin City.

Description:

A modern fully fitted own door office unit extending to an overall Net Internal Area of 210 sq.m. (2,260 sq.ft.) which is being offered to the market on a new lease term.

This turnkey office solution provides accommodation over two levels and is available to move into straight away. The specification includes air conditioning, LED lighting, suspended ceilings, a computer network cabling system, own male/disabled and female toilets. The office space has a large boardroom, managers office with open plan layout and separate enclosed kitchen with breakout area. Available fully furnished, this office is a plug and plan solution for its soon to be tenant. Private car parking is also available with the offices.

Accommodation:

Approximate Net Internal Area	Sq.m.	Sq.ft.
Ground Floor	93	1,000
Lower Ground Floor	117	1,260
Total	210	2,260

Rent:

On Application.

BER:

D1 448.61 kWh/m²/yr
BER No: 800161804

Lease:

New lease term available

Viewing:

By appointment only with sole agents Finnegan Menton
Contact David Rowe on 01 614 7900



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