



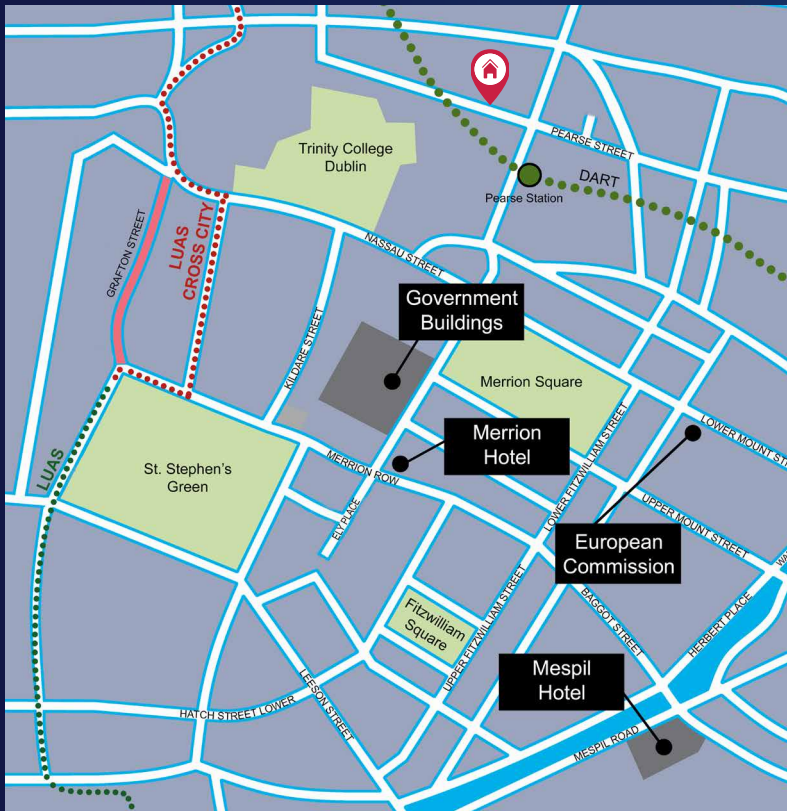
Own Door Offices
38 - 39 Pearse Street

Dublin 2



High Profile City Centre Offices
c. 232.2 sq.m. (2,500 sq.ft.)





Description:

The property briefly comprises a three-storey own door mid-terrace office building extending to an overall net internal area of approx. 232.2 sq. m. (2,500 sq. ft). The accommodation is laid out over three levels and provides a mix of open-plan offices accompanied by individual offices and meeting rooms. There is a fully equipped kitchen on the ground floor and ladies and gents toilets on the first-floor return. The specification includes air conditioning, computer cabling, and carpet flooring throughout.

Location:

Situated in a prime city centre location in the heart of Dublin 2, the property is located directly across from Trinity Business School. The surrounding area is a well-established location with international companies such as Fidelity International, Northern Trust, and Riot Games to name but a few. The area offers a host of amenities including some very popular restaurants, cafés, pubs, and gyms. This central location provides ease of access to and from work with excellent public transport options with a number of Dublin buses passing by and both Pearse Street DART Station and the Green Line Luas at Trinity College less than a 5-minute walk. In addition, there are a number of Dublin Bike Stations in the immediate area.

Highlights:

- Own door offices
- CAT 5 cabling
- Fob access
- Fully alarmed
- Air-conditioning
- Electric shutter door to the front
- Dart & Luas less than 5 min walk
- Excellent amenities close by

Accommodation:

Approximate Net Internal Area	Sq.m.	Sq.ft.
Ground Floor	77.8	837
First Floor	77.8	837
Second Floor	77.6	825
Total	232.2	2,500

Rent:

On Application.

Rates:

To be confirmed.

BER:

D2 326.71 kWh/m²/yr
BER No: 800766982

Lease:

New lease term available

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Mark McCormack on 01 614 7900



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