



## Ferry House

48 Lower Mount Street  
Dublin 2

BER C3

Extensively Refurbished 3rd Floor Office  
c. 452sq.m. / 4,865sq.ft.





## Location:

Ferry House is a modern multi tenanted 5 storey office complex with secure basement car parking situated on the south side of Mount Street Lower close to the junction with Warrington Place at the Grand Canal and just 500 metres from Merrion Square. This excellent location puts Ballsbridge and the Docklands all within a 10 minute walk.

The property is also situated within close proximity to the retail and commercial district of St. Stephen's Green and Grafton Street and is well served by numerous high quality restaurants and hotels. Public transport is well served in the area with the DART located nearby at Barrow Street as well as numerous bus routes serving the immediate area and there is a Dublin Bike Station situated outside the building.

Surrounding occupiers include Bord Gais, The European Commission, The Irish Passport Office and Google to name but a few. Other occupiers in Ferry House include Clinch Wealth Management, Adaptive Mobile and The Norwegian Embassy.



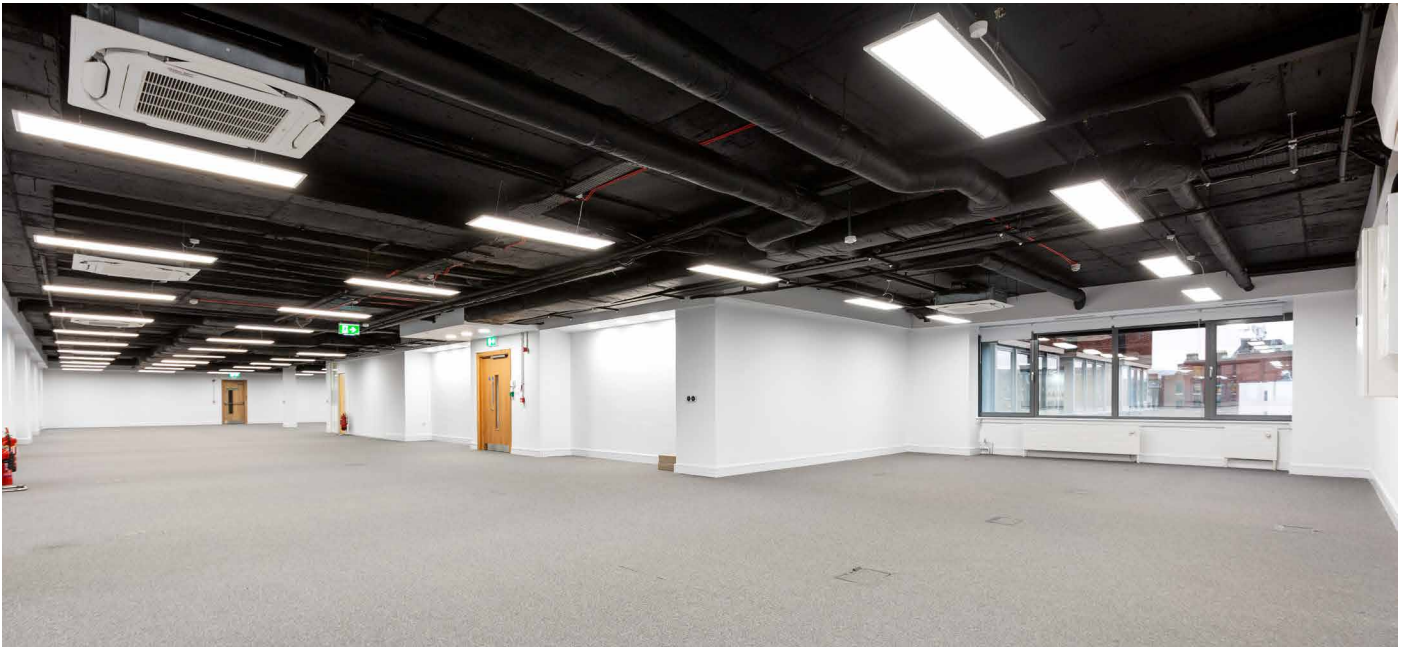


## Description:

This modern third floor office has been extensively refurbished and upgraded to provide a new occupier with a dual aspect floor plate extension to c. 452 sq.m. (4,865 sq. ft.). A vibrant office layout with exposed ceiling and integrated air conditioning with a newly installed hanging LED lighting system sets the tone and gives this space a funky feel that will appeal to any occupier.

The specification provides for raised access floor with new carpets throughout, a fully fitted integrated kitchen facility and staff breakout area being part of the demise is an added benefit. This space is available for immediate occupation on a new lease term.

The common areas in Ferry House have also recently been refurbished with the upgrading of the manned reception area now setting a corporate tone when entering the building. The upgrading works also includes the lobby area together with male and female toilets which are positioned at each level of the building. The underground car park has a new design and layout with double lifts from this car park providing access to all floors. Shower facilities have been added which will benefit all occupiers.



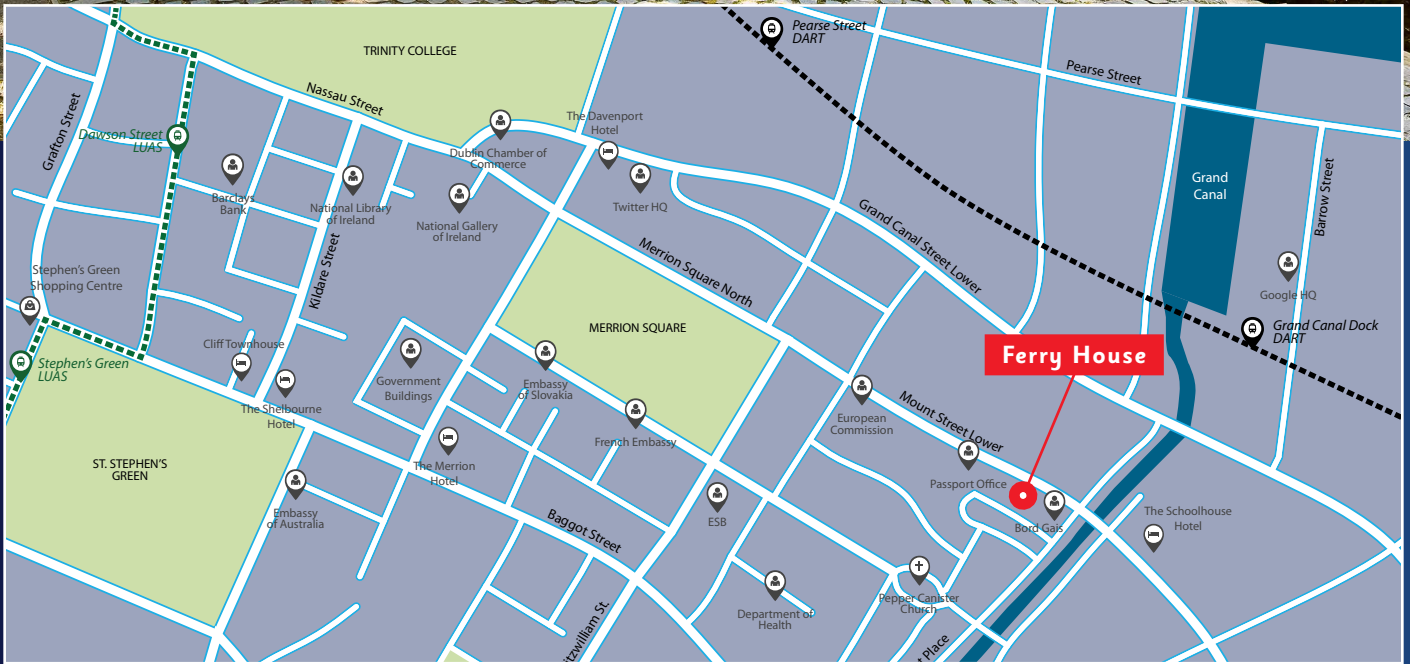
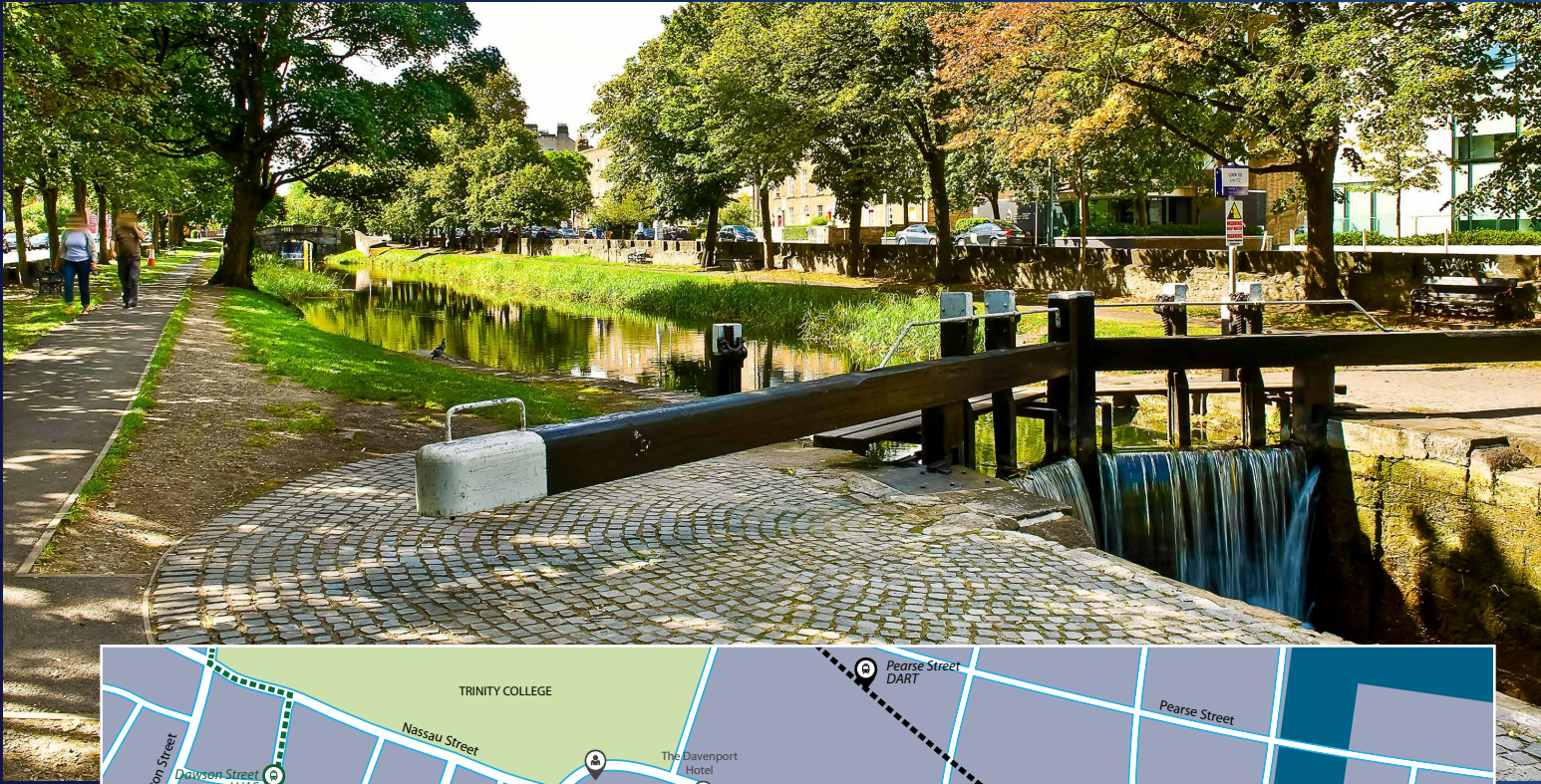
## Accommodation:

Approximate Net Internal Floor Area:

	Sq.m.	Sq.ft.
Third Floor Office	452	4,865







**Lease:**

New lease terms available.

**Rent:**

On Application.

**BER:**

B.E.R.: C3 263.19kWh/m2/yr  
B.E.R. Number: 800781437

**Car Parking:**

8 secure underground car parking spaces.

**Viewing:**

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



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