



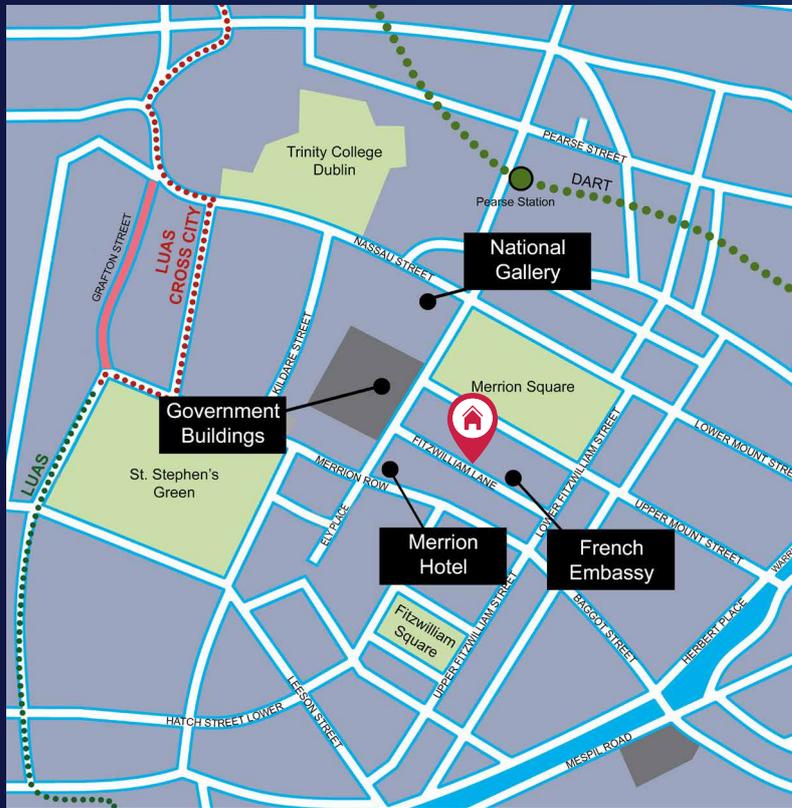
Own Door Office  
74 Fitzwilliam Lane

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 or for sale by private treaty.

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. 1 designated private car space 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
<b>Total</b>	<b>210</b>	<b>2,260</b>

## Price / Rent:

On Application.

## BER:

D1 448.61 kWh/m<sup>2</sup>/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



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give 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 any intending purchasers or tenants 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 or lessor 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. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by Evolution Visuals.