

TO LET

# 39-40

UPPER MOUNT STREET  
DUBLIN 2



**SPECTACULAR OFFICES**

**743 sq.m. (8,000 sq.ft.)**





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# Location

This magnificent Georgian property is located on Upper Mount Street close to the landmark Pepper Canister Church in the very heart of Dublin City Centre. This is a very popular and iconic office location steeped in history and surrounded by beautiful architecture with Government Buildings, Museums and Galleries closeby. The immediate area offers unrivalled amenities with some of the very best hotels, restaurants, gyms, bars and theatres. Merrion Square and the Grand Canal are within easy walking distance and provide a great place to lunch and a stroll while Grafton Street, home to some of the best-known international retail brands, is only a 10-minute walk.

Public transport in the vicinity is excellent with the DART at Pearse Street, the Luas at St. Stephen's Green and numerous cross city bus routes running closeby.

This is an ideal location for a company looking for an opportunity to locate to one of Dublin's finest office locations surrounded by some of the most respected professional organisations in the country.





TRINITY COLLEGE DUBLIN



MERRION SQUARE



LUAS ST. STEPHEN'S GREEN



GRAFTON STREET



SHELBOURNE HOTEL



GRAND CANAL



GOVERNMENT BUILDINGS

# Description

**No. 39/40 Upper Mount Street** comprises two adjoining buildings that were fully integrated and refurbished to include a lift and enlarged reception and modern facilities all meticulously balanced with attractive Georgian features. Modern additions include 8 person passenger lift, LED lighting and Cat 6 cabling.

The building offers a total of c.743.1 sq.m. (8,000 sq.ft.) of exceptionally well-presented office accommodation providing a mix of open plan office and meeting rooms, large boardrooms with high ceilings and excellent natural light throughout. There are excellent staff facilities with a fitted kitchen, tea stations, shower and refurbished toilet facilities.

The property has the benefit of 18 designated car parking spaces which are accessed via James Street East in a rear surface car park area, an electric car charging point and space for ample bicycle parking.



# Accommodation

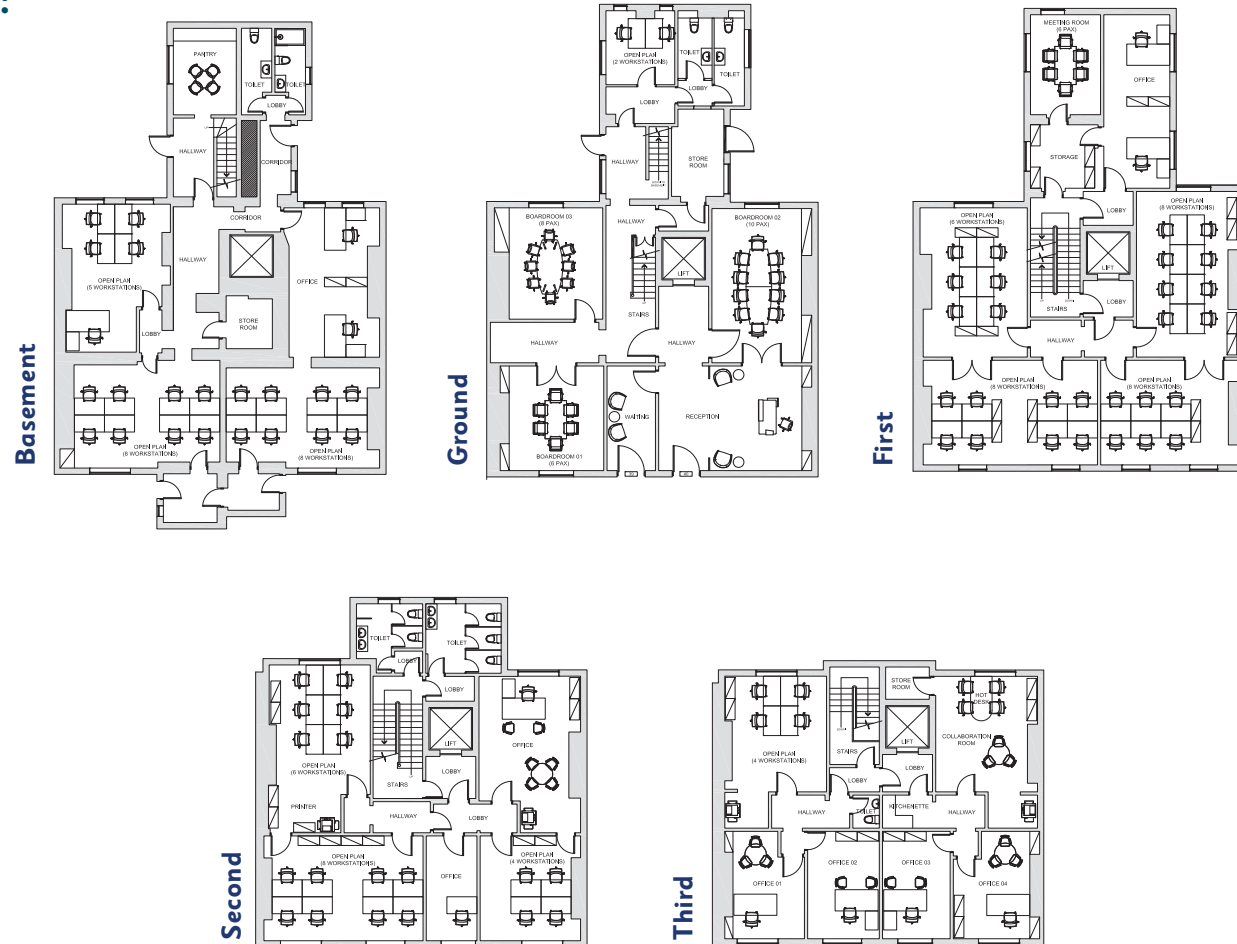
## Accommodation:

Approximate Net Internal Floor Area:

	Sq.m.	Sq.ft.
Ground Floor	168.8	1,815
First Floor	186.5	2,010
Second Floor	132.9	1,430
Third Floor	119.9	1,290
Basement	135.0	1,445
<b>Total</b>	<b>743.1</b>	<b>8,000</b>



## Floor Plans:





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## Specification:

- Ideal Headquarters building
- Extensively refurbished and modernised offices
- Superb interior features & finishes
- Many period features throughout
- 8-person lift
- Cat 6 cabling
- 18 car parking spaces

An online video showcasing this property can be found by clicking this link:

<https://vimeo.com/592600061/232c75ba4a>

## Lease Terms:

New lease terms available.

## Rent:

On application.

## BER:

Exempt. (Protected Structure)

## Viewing:

By appointment only with sole agents Finnegan Menton

Contact Nicholas Corson or Mark McCormack on 01 614 7900

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the mark of  
property  
professionalism  
worldwide



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

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