

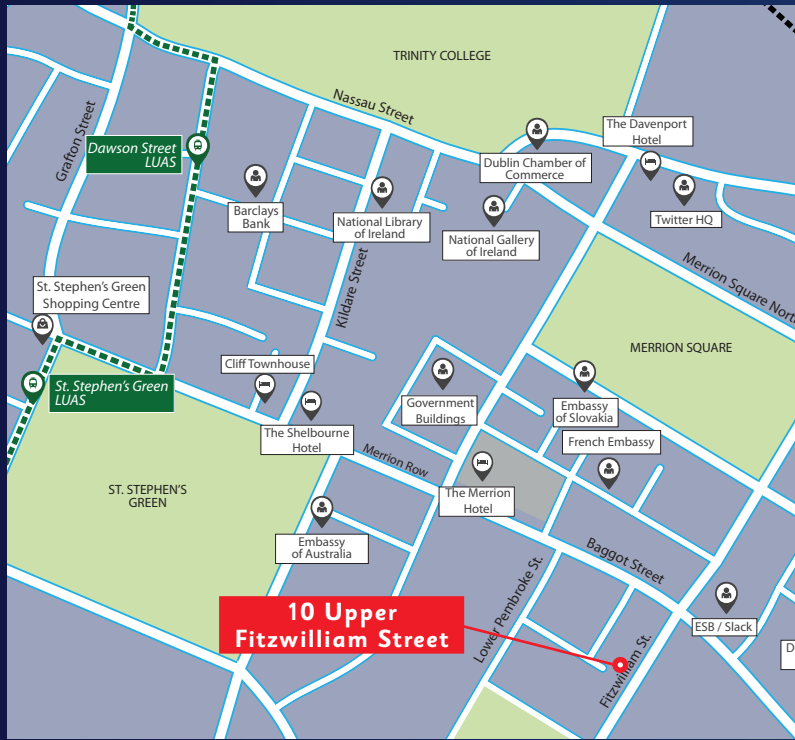


10 Upper Fitzwilliam Street
Dublin 2

First Floor & Basement offices with Parking
c. 97 sq.m (1,044 sq.ft) & c. 43 sq.m. (463 sq.ft)

BER EXEMPT





Location:

The property is within a short walking distance of both St. Stephen's Green and Merrion Square, both with beautiful parks, and also within close proximity to Government Buildings, The National Gallery, The Shelbourne and Merrion hotels and Grafton Street.

There are many restaurants, shops etc. in the neighbourhood with excellent transport facilities with the Luas stop at St. Stephen's Green and the DART at Pearse Street.

Description:

No. 10 is a beautifully refurbished Georgian building located in the heart of the Central Business District and in one of the city's most prestigious business addresses.

The property benefits from gas fired central heating and Cat V cabling.

Accommodation:

Approximate Floor Area	Sq.m.	Sq.ft.
First Floor & First Floor Return	97	1,044
Basement	43	463
Total	140	1,507

Lease:

Flexible lease term.

Car Parking:

1 car parking space available.

Rent:

On Application.

Viewing:

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

BER:

Exempt. (Protected Structure)



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