

TO LET

61-62

FITZWILLIAM LANE
DUBLIN 2



MODERN OFFICE BUILDING
in a private and secure setting
565.2 sq.m. (6,085 sq.ft.)



- Modern self contained Office Mews building
- Superbly located close to an array of staff facilities
- Recently refurbished
- Set within a private and secure location
- Mix of open plan offices and meeting rooms
- Air conditioning
- Cat 5E cabling
- Suspended ceilings, perimeter trunking and LED lighting
- 3 showers & Kitchen
- 6 - 8 car parking spaces



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LANE



Description

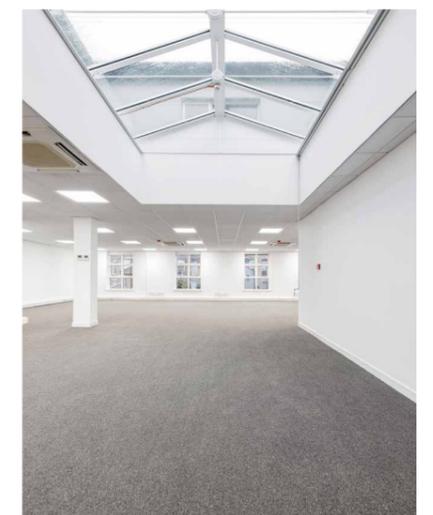
No. 61 - 62 Fitzwilliam Lane is a three storey modern self contained Mews building of c.6,085 sq.ft. (565.2 sq.m.) which offers well presented office accommodation with a mix of open plan and individual offices and meeting rooms.

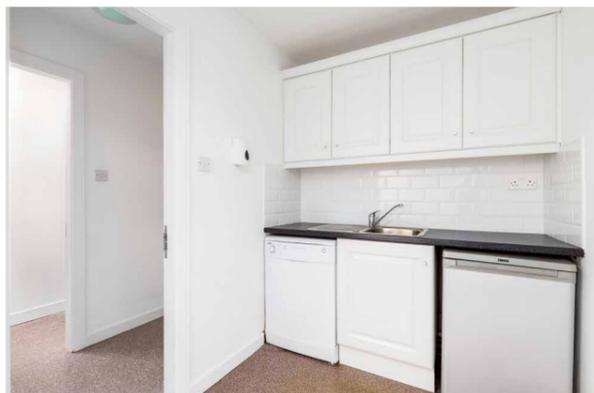
There are excellent staff facilities with a main kitchenette located on the second floor, tea stations at ground and first floors and toilet facilities on each floor. There is a glazed atrium over the first floor.

Recently refurbished to a high standard the property offers bright and airy accommodation having been newly painted and decorated with new carpets throughout together with installation of LED lights.

The property has the benefit of 6 designated car parking spaces to the rear with up to 2 additional spaces on license, if required.

The entire is available To Let on new lease terms immediately.





Location

Located in the heart of Dublin's Central Business District, Fitzwilliam Lane is situated between Fitzwilliam Street Lower and Merrion Street Upper with vehicular access from Fitzwilliam Street Upper, directly opposite the new ESB Headquarters.

The offices are superbly positioned offering a tenant the opportunity to lease a well located self contained office building which enjoys a secure and private setting. The area provides unrivalled amenities with some of the very best artisan cafes, pubs, wine bars, restaurants gourmet food markets, hotels, restaurants, gyms, bars and theatres nearby. Merrion Square and the Grand Canal are within easy walking distance and provide a great place for a stroll and lunch, while Grafton Street home to some of the best-known international retail brands is only a 10-minute walk.

Surrounded by some of the most respected professional and State Organisations, occupiers include various Government Buildings and Multinational Companies such as LinkedIn, ESB, Slack, 3M, Twitter, Indeed are all located closeby.

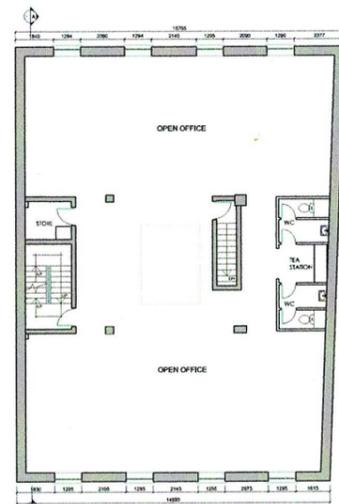
Accommodation

Approx. Net Internal Area	Sq.m.	Sq.ft.
Ground Floor	168.8	1,817
First Floor	245.5	2,643
Second Floor	150.9	1,625
Overall Total	565.2	6,085

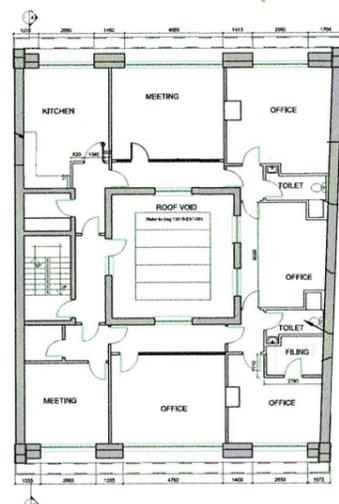
Ample car parking available.



GROUND FLOOR PLAN



1st FLOOR PLAN



2nd FLOOR PLAN



GRAFTON STREET



SHELBOURNE HOTEL



61-62
FITZWILLIAM
LANE

- 1 Merrion Square
- 2 Government Buildings
- 3 French Embassy
- 4 Embassy of Slovakia
- 5 CPL Recruitment
- 6 The Merrion Hotel
- 7 The Shelbourne Hotel
- 8 The National Maternity Hospital
- 9 Trinity College
- 10 St. Stephen's Green
- 11 National Gallery of Ireland
- 12 Pearse Street DART Station
- 13 AerCap Holdings
- 14 Twitter HQ
- 15 St. Stephen's Green Shopping Centre
- 16 KPMG
- 17 Barclays Bank
- 18 AIB Bank
- 19 We Work
- 20 ESB / Slack Development

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FITZWILLIAM
LANE



Lease Terms:

New lease available

Rent:

On application.

BER:



Viewing:

By appointment only with sole agents Finnegan Menton

Contact Nicholas Corson or Mark McCormack on 01 614 7900



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