

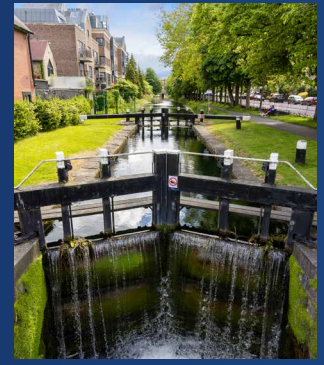
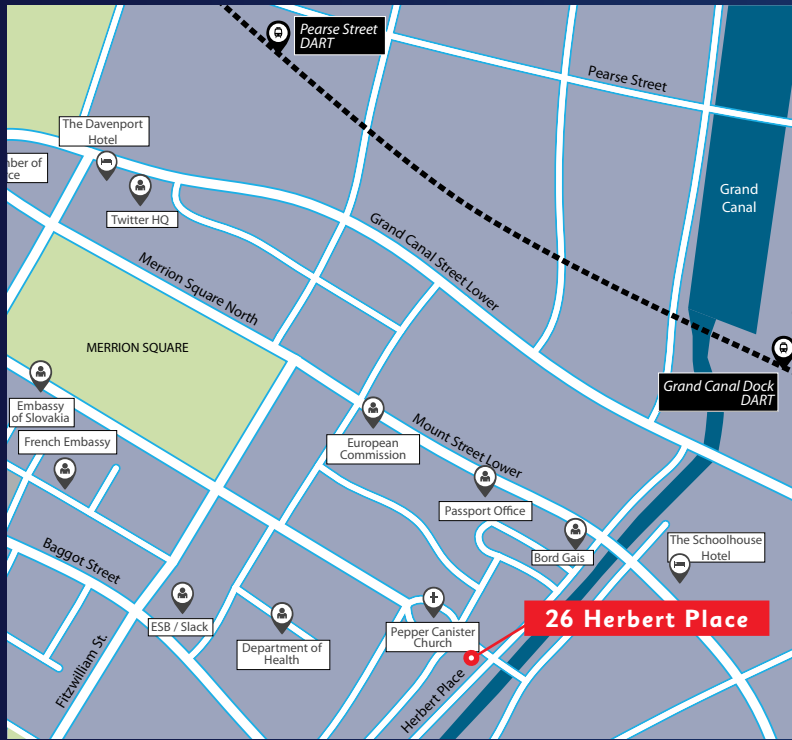


26 Herbert Place

Dublin 2

Attractive and well-appointed Offices
c.99.9 sq.m (1,075 sq.ft)

BER EXEMPT



Location:

No. 26 Herbert Place overlooks the Grand Canal midway between the junction with Baggot Street and Mount Street Crescent, close to the landmark Pepper Canister Church and Baggot Street Bridge. This is a very attractive office location with a southerly aspect over the Grand Canal and being within easy walking distance of the Dart Station. The immediate area offers unrivalled amenities with some of the very best hotels, restaurants, gyms, bars and theatres. Merrion Square, the Grand Canal and Upper Baggot Street are all within easy walking distance and provide a great place to lunch and stroll while St. Stephen's Green and Grafton Street, home to some of the best-known international retail brands, are only a 15-minute walk. Public transport in the vicinity is excellent with the DART located at Barrow Street, the Luas is within 15 minutes walk and there are numerous cross city bus routes running close by on Upper Mount Street and Upper Baggot Street.

Description:

No. 26 Herbert Place is an elegant mid-terrace late Georgian office building which has been well maintained over the years to offer traditional Georgian offices with attractive period features together with modern kitchen, and toilet facilities. The building offers a total of c.99.9 sq.m (1,075 sq. ft.) of over first and second floors of well-presented office accommodation providing largely open plan office and meeting rooms, with high ceilings and excellent natural light throughout.

Accommodation:

Approximate Net Internal Floor Area	Sq.m.	Sq.ft.
First Floor	57.5	618
Second Floor	42.4	457
Total	99.9	1,075

Specification:

- Well-presented offices
- Large Kitchenette area
- Close to DART line and bus corridor
- Attractive Period features throughout
- Stylish Open Plan Offices
- Central & Quiet Location

Lease:

New lease terms available.

Rent:

On application.

BER:

Exempt. (Protected Structure)

Rates / Insurance / Service Charge:

On application.

Viewing:

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



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