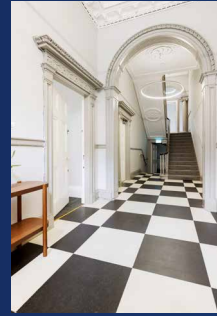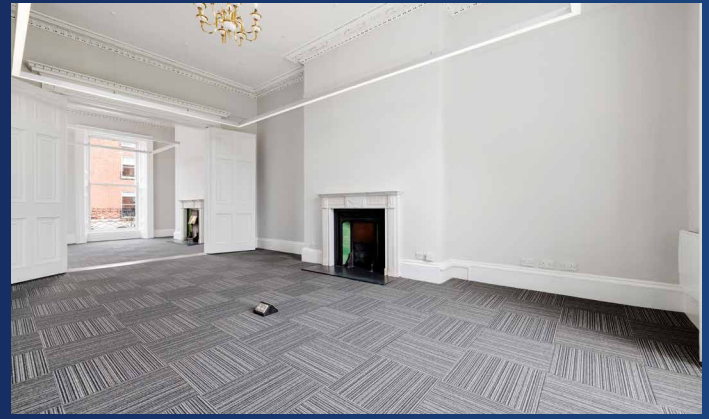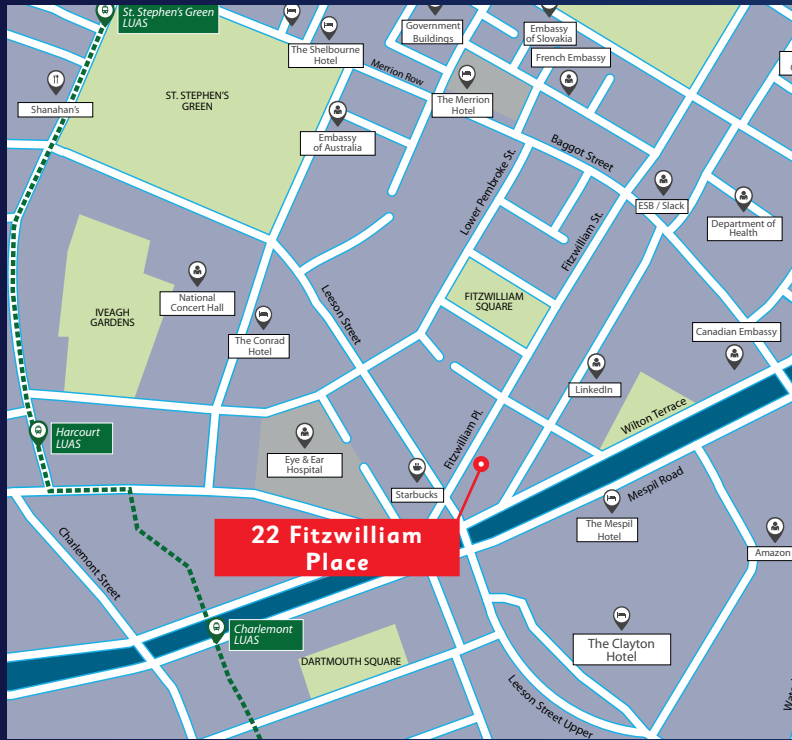# 22 Fitzwilliam Place

## Dublin 2

Hall, First and Basement Offices
c.84.7sq.m. - 231sq.m. (912sq.ft. - 2,486sq.ft.)

BER EXEMPT

**FINNEGAN**
Menton

## Location:

The property is situated on the East side of Fitzwilliam Place between Fitzwilliam Square and Lower Leeson Street amongst the commercial hub of Dublin City Centre and located close to St. Stephen's Green as well as Dublin's premier shopping district Grafton Street. The area is well served with an extensive range of services and amenities on offer close by including well-known, bars, restaurants, and hotels on the doorstep. Public transport links are within walking distance with the Luas Green Line and DART line just a stroll away.

## Description:

22 Fitzwilliam Place is a mid-terrace Georgian office building with an array of charm and character one would expect from a property of this vintage having many period features throughout. Briefly extending to approximately 2,486 sq. ft. the offices are available from lower ground to first-floor level which have been extensively refurbished to include, LED lighting fixtures, upgraded electrical heaters, and new carpets, and has been repainted throughout. The offices provide for some well-proportioned rooms with many fine period features with excellent natural light and views overlooking private rear gardens and outdoor space which is exclusive to the occupier. There are kitchenette and toilet facilities situated at ground and first-floor level. There is an option to let the offices in 2 units, hall floor & basement or first floor.

## Accommodation:

| Approximate Net Internal Floor Area | Sq.m. | Sq.ft. |
|---|---|---|
| Hall Floor | 78.2 | 842 |
| First Floor | 84.7 | 912 |
| Basement | 68 | 732 |
| Total | 231 | 2,486 |

## Lease:

New lease term.

## 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.

**FINNEGAN Menton**

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