

PRESTIGIOUS OFFICES TO LET

8

No.

FITZWILLIAM PLACE
DUBLIN 2



SUPERBLY PRESENTED OFFICES
C. 417 SQ.M (4,486 SQ.FT)
LIFT
3 CAR PARKING SPACES



FINNEGAN
Menton



Location

No. 8 is located on the corner of Fitzwilliam Place with Cumberland Road, just off the south side of Fitzwilliam Square in Dublin's South Georgian Quarter. The property is within a short walking distance to Baggot Street, Merrion Square, and St. Stephens Green, having the benefit of excellent transport links with the Luas, DART, and numerous bus routes all within a short walk of the property.

Key Office Occupiers in the immediate area include LinkedIn's new European Headquarters at Wilton Place, the Embassy of Hungary, The Italian Institute of Culture, Reddy Charlton Solicitors, Irish Medical Organisation and Saudi Arabian Embassy.



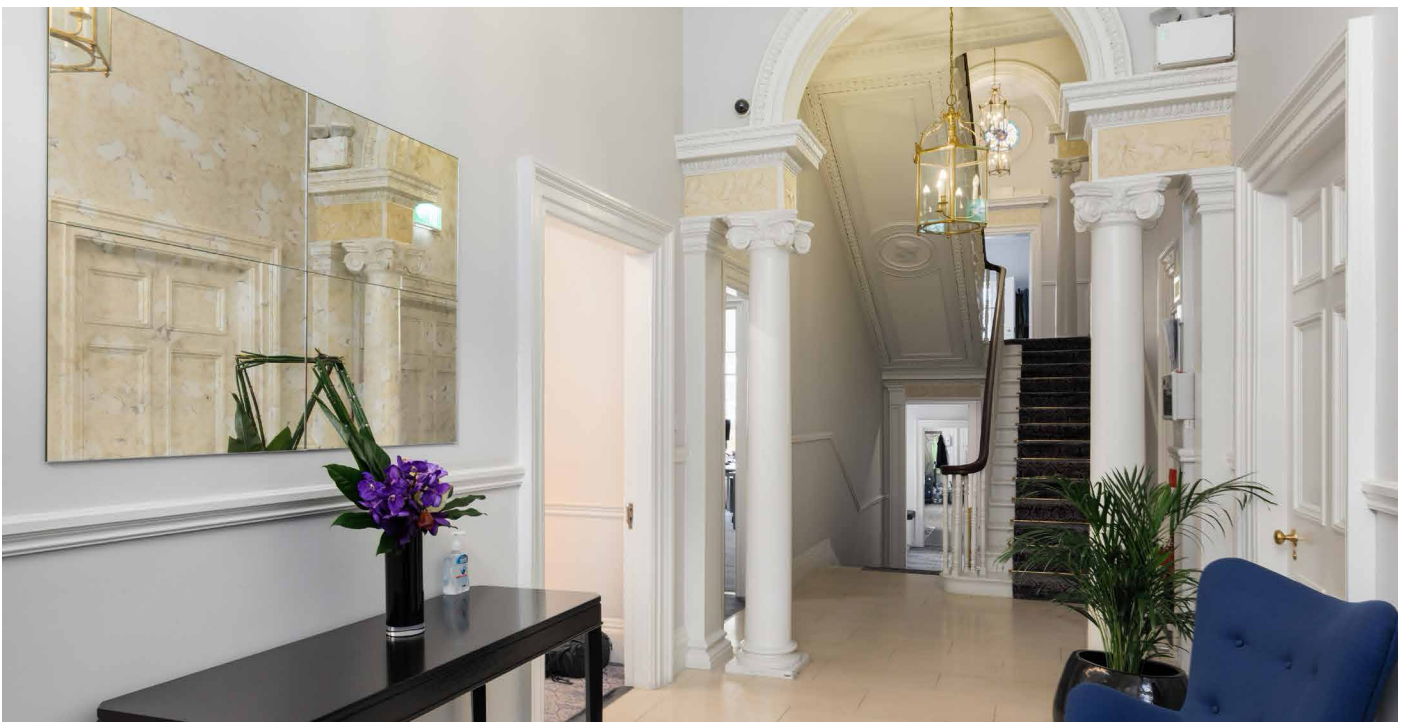
No.

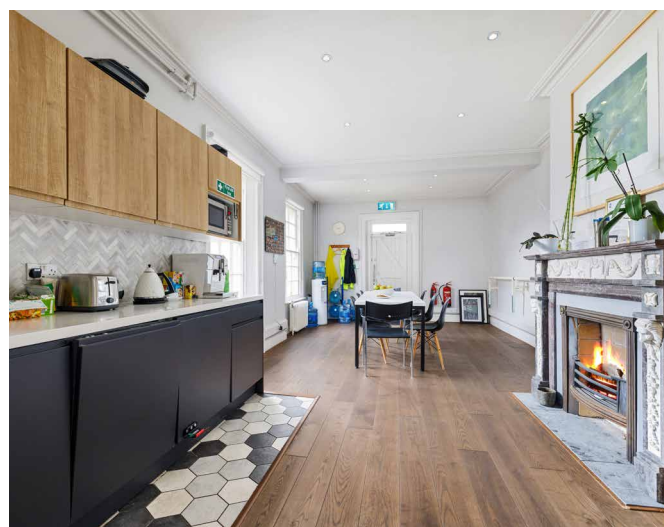
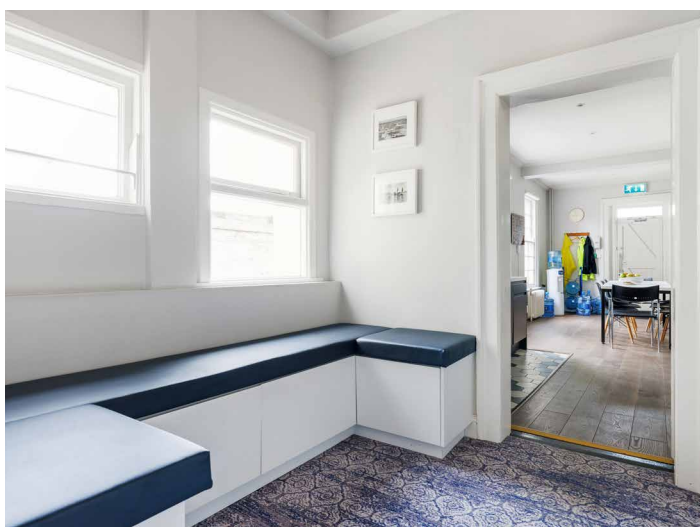
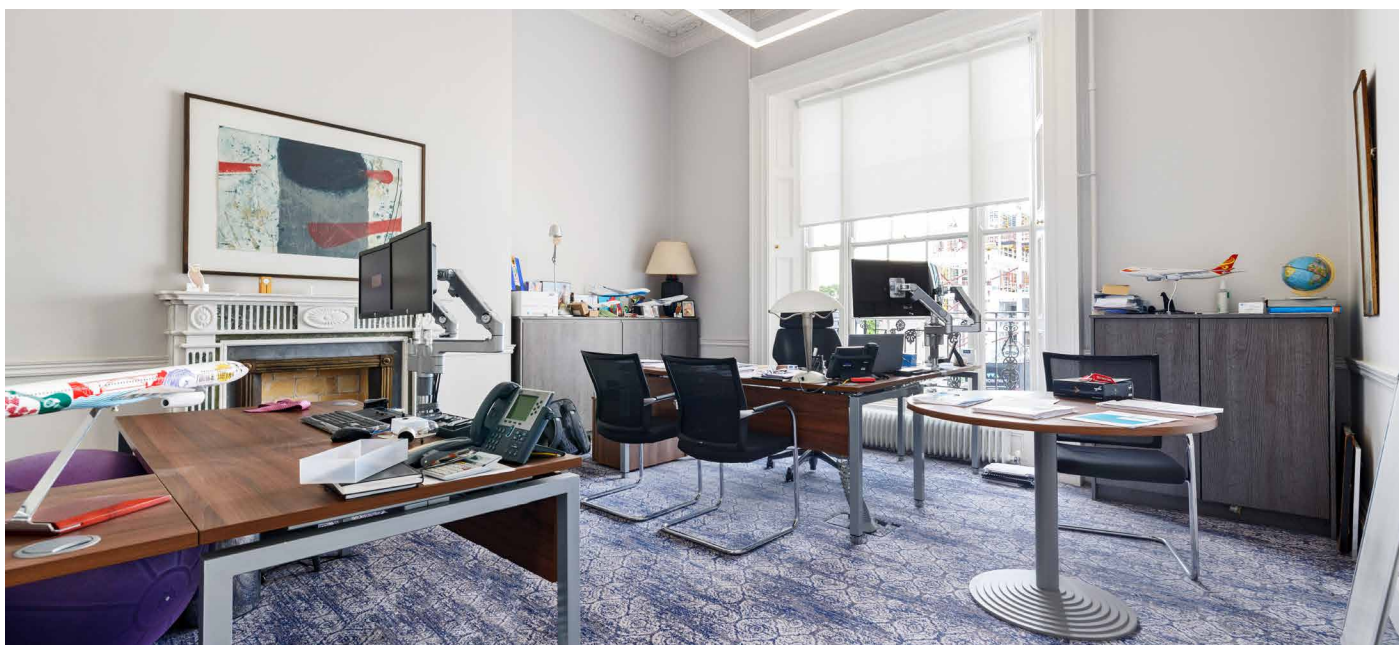
FITZWILLIAM PLACE
DUBLIN 2

Description

No 8 Fitzwilliam Place comprises an end of terrace 4-story over basement Georgian office building, extending to approximately 417 sqm (4,486 sq. ft.) The accommodation is superbly presented and offers a mix of large open-plan offices and meeting rooms together with staff facilities with the main kitchen located at hall return. The property has a passenger lift to all upper floor levels.

The accommodation is presented in excellent condition throughout with well proportioned rooms and benefits from fine period features retained throughout the building. Accessed via a generous and inviting main reception hall with generous floor-to-ceiling heights and elegant sash windows throughout. Externally there is a rear secure car park area for three car spaces with electric gate access off Cumberland Road.





Accommodation

	Approx. Net Internal Area	Sq.m.	Sq.ft.
Basement Floor		74.90	806
Hall Floor		93.03	1,001
First Floor		96.87	1,043
Second Floor		69.96	753
Third Floor		82.05	883
Total		416.81	4,486

Specification

- Impressive four-storey over basement Georgian office building
- Superbly presented offices with lift
- Superbly fitted CAT 6 cabling
- c. 417 sq. m (4,486 sq. ft)
- 3 car parking spaces
- Prominent corner location



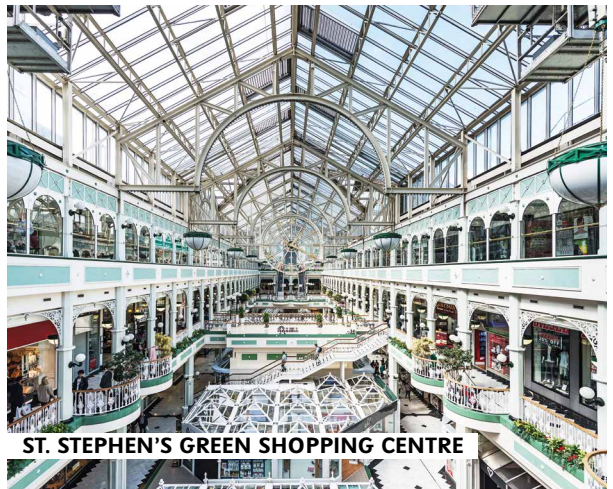
ST. STEPHEN'S GREEN LUAS



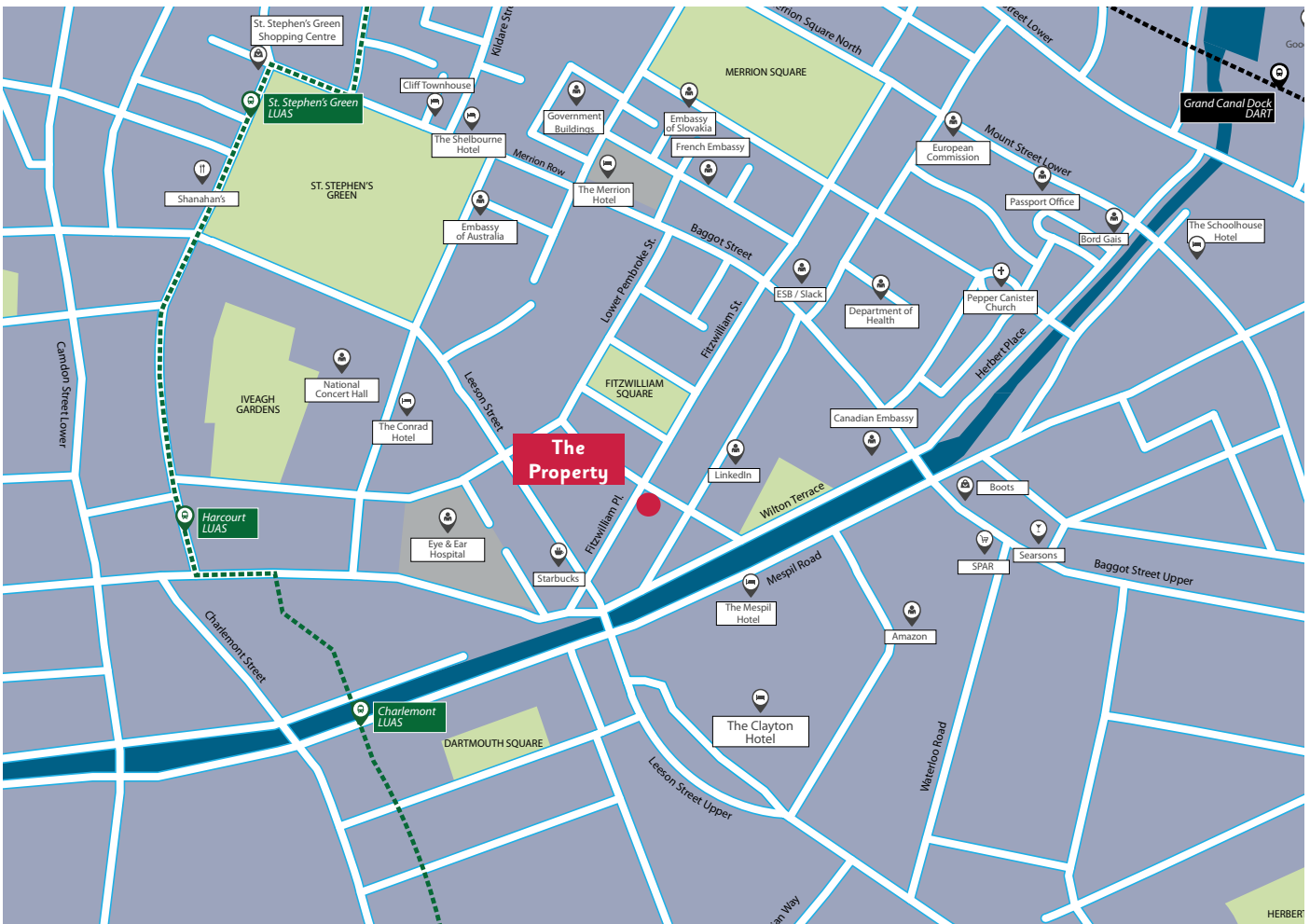
WILTON TERRACE



THE GRAND CANAL



ST. STEPHEN'S GREEN SHOPPING CENTRE



PRESTIGIOUS OFFICES TO LET

8

No.

FITZWILLIAM PLACE
DUBLIN 2

Lease Terms:

New long term lease available.

Car Parking:

3 car parking spaces.

Rent:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Nicholas Corson or Emma Byrne on 01 614 7900

BER:

Exempt. (Protected Structure)



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

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by Evolution Visuals.