

OFFICES TO LET

Newmount House, Lower Mount Street, Dublin 2

Modern Offices

100.2 sq.m. – 1,092 sq.m. (1,079 sq.ft. – 11,750 sq.ft.)





PROPERTY FEATURES



Accommodation

1st, 2nd, 3rd and part lower ground floors available within a modern office building providing approximately 100.2 sq.m - 1,092 sq.m (1,079 sq.ft - 11,750 sq.ft) of office accommodation



Key Location

Prime City Centre location on Mount Street Lower with Grafton Street, Ballsbridge and the Docklands all within a short walking distance



Lease Terms

New lease terms available as single floor plates or with an option to let each floor in two separate suites



Transport Links

Nearby LUAS green line from St Stephen's Green, the Grand Canal DART Station and a quality bus corridor to the front of the property



Highly Accessible location, near the Docklands, Ballsbridge and close to Luas and Dart Stations

LOCATION

Newmount House sits on the north side of Mount Street Lower close to its junction with Merrion Square and just 300m from the Grand Canal. Lower Mount Street is a well-established office location and puts Grafton Street, Ballsbridge and the Docklands all within a short walking distance.

This location is well served with excellent transport links including the LUAS green line from St Stephen's Green, the Grand Canal DART Station and a quality bus corridor to the front of the property. Surrounding occupiers include The Leinster Hotel, Grand Canal Hotel, Dublin Passport Office, Bord Gáis Energy and Accenture.



DESCRIPTION

Newmount House is a modern well-appointed 5 storey over basement office building behind a red brick façade. The building has two lifts serving each floor, with a manned reception area, male and female toilet facilities on each floor as well as shower at basement level. There are convenient on-site surface car and bicycle parking facilities located to the rear of the property.

The available offices, extending to a total of approximately 1,092 sq.m (11,750 sq.ft), are located on the first, second, third and part lower ground floors. Each floor spans the full front and rear of the building with the exception of the lower ground floor which spans to the front.

There is an option to let each floor in two separate suites providing approximately 196 sq.m (2,109 sq.ft) of office accommodation to the front and approximately 105 sq.m (1,130 sq.ft) to the rear.

First floor provides for well-presented modern offices having recently undergone upgrade works. The accommodation is currently laid out to provide open plan offices, reception, three meeting rooms, kitchenette and tea station to the front with further open plan space, three meetings rooms, shower and canteen facilities to the rear. Second and third floor currently provide for modern open plan offices with meeting rooms to the front. To the rear each floor provides for open plan offices with meeting room provision and kitchenette facilities.

The second and third floor offices will be undergoing enhancement and upgrade works providing an ideal opportunity to secure space ahead of works.

The lower ground floor provides for an open plan layout to the front together with storeroom / server and kitchenette. The accommodation has been upgraded and redecorated throughout to include upgraded cabling network, new thermal radiators, new carpets and repainted throughout.

Disclaimer: Furniture shown in the photographs are not included in the letting



ACCOMMODATION

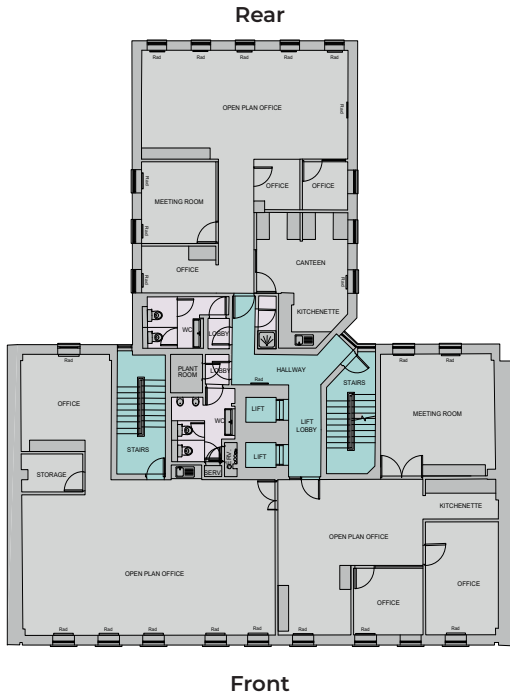
Approximate net internal floor areas:

Floor	sq.m.	sq.ft.
First Floor	302.7	3,258
Second Floor	301.6	3,246
Third Floor Front	195.8	2,108
Third Floor Rear	100.2	1,079
Lower Ground Front	191.3	2,059
Total	1,091.6	11,750

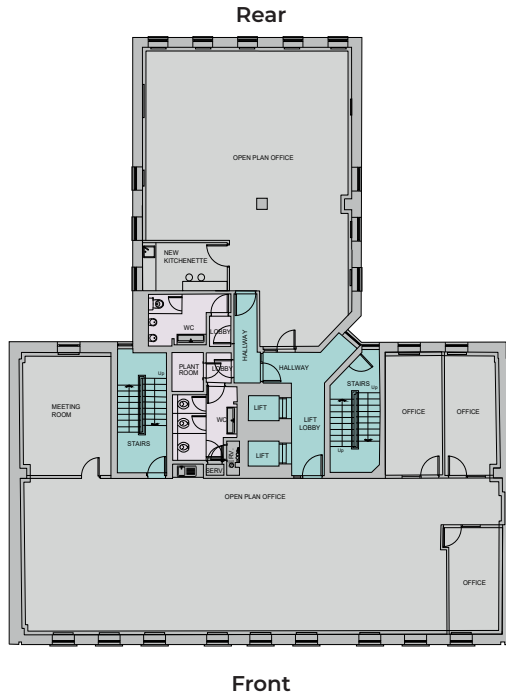
Option to let First, Second and Third floors in two separate suites providing approximately 195.8 sq.m. (2,108 sq.ft.) to the front and 100.2 sq.m. (1,079 sq.ft.) to the rear

Up to 7 car parking spaces available

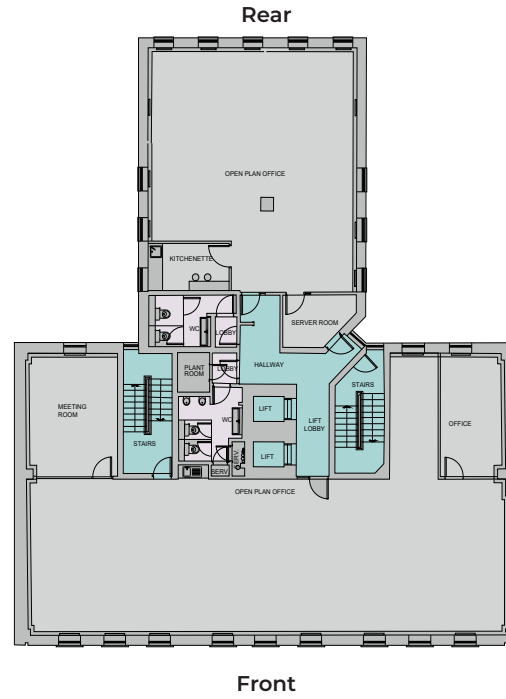




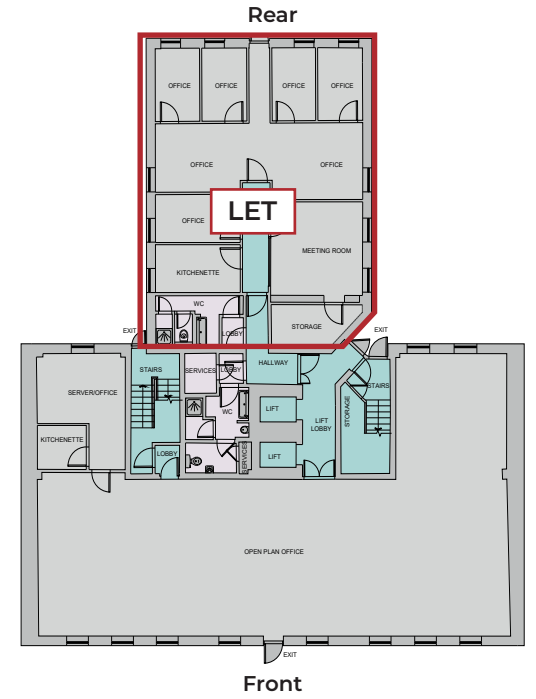
First Floor
(Existing Plan)



Second Floor
(Proposed Plan)



Third Floor
(Proposed Plan)



Lower Ground Floor (Front)
(Existing Plan)

Lease

New lease available

Rates / Service Charge / Insurance

On application

Rent

On application

BER 

Viewing

By appointment only with sole agents Finnegan Menton.
Contact Emma Byrne at ebyrne@finneganmenton.ie or 01 614 7900



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