



Lower Ground Floor

11 / 12 Warrington Place
Dublin 2

Well Presented Offices on Single Floor Plate
Approx. 180.7 sq.m. (1,945 sq.ft.)

BER EXEMPT



Location:

11 / 12 Warrington Place is extremely well positioned facing onto the Grand Canal in Dublin 2 close to the junction of both Lower Mount Street and Mount Street Crescent. The property is situated in a highly accessible location just 600m from Merrion Square with Grafton Street, Ballsbridge and the Docklands within a short walking distance.

This area is well served with excellent transport links including the Luas green line from Charlemont, the Grand Canal DART Station and numerous Bus routes serving the greater Dublin area. The area offers an excellent range of amenities including cafés, restaurants and hotels such as Starbucks, Ethos, Schoolhouse Hotel & Bar, The Leinster Hotel, the Grand Canal Hotel and the Mespil Hotel.

Notable neighbouring occupiers include LinkedIn's European Headquarters, Bord Gáis Energy and the Dublin Passport Office.



Description:

11 / 12 Warrington Place is a modern well-appointed office building behind an attractive Georgian façade overlooking the Grand Canal. The period façade gives way to modern office space internally with a smart corporate reception area upon entry and a passenger lift serving all floors.

This self-contained suite, extending to approximately 180.7 sq.m. (1,945 sq.ft.), is located on the lower ground floor and is laid out to provide a well presented open plan office with a large meeting room, kitchenette and inviting entrance lobby. The accommodation benefits from its own private entrance at street level through a welcoming courtyard, with additional access available from the rear car park.

Features:

- Overlooking Grand Canal
- 2 car spaces
- 600m from Merrion Square
- Single floor plate
- Close to DART at Grand Canal
- Close to Luas at Charlemont





Lease:

New Lease Term

Rates / Service Charge / Insurance

On Application

Rent:

On Application

Viewing:

By appointment only with sole agents Finnegan Menton

BER:

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Contact Emma Byrne at ebyrne@finnegamenton.ie or 01 614 7900.



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