

## To Let

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'Beautiful and bright office space available on short term lease'  
115 sq. m. (1,237 sq. ft.)



32

MOREHAMPTON ROAD  
DUBLIN 4



# DESCRIPTION

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Turley Property Advisors are delighted to present the Hall & 1<sup>st</sup> Floor Level, 32 Morehampton Road, Donnybrook, Dublin 4 to the market to let. This imposing two-storey over garden level period office is available to let on a 3-year lease. This impressive own door office is in the heart of Dublin 4 and boasts magnificent decorative Victorian architecture with centre ceiling roses and cornicing. The office extends to 115 sq. m. (1,237 sq. ft.). The hall level includes a large reception room, a boardroom / meeting room and a kitchen in the rear return with access to an excellent large rear garden. At 1<sup>st</sup> floor level there are 3 offices and a w/c located on the 1<sup>st</sup> floor return. These floors are accessed exclusively through the main hall door.

The building is in excellent condition with original period features throughout. The building is carpeted and tastefully decorated throughout. The offices are furnished in a commercial office style and practical workstation layout, with internal phone system and broadband. Parking in the driveway for 2 cars is available separately.

The property has been well maintained by its current owner. The office is suitable for a variety of different businesses. Its current occupier enjoyed bringing clients through the door to show off the building's sophisticated beauty. Viewing is highly recommended.











## LOCATION

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Number 32 has an excellent location along the elegant and leafy Morehampton Road. It is exceptionally well located between St. Stephens Green and Donnybrook Village, adjacent to the Grand Canal. This central location offers a wide selection of amenities within the immediate area including specialist shops, bars, restaurants, various schools, the RDS and Herbert Park. The property is also within walking distance of the City Centre and offers excellent transport links being just minutes from Ranelagh Luas stop and a 15-minute walk from the DART Station as well as a QBC running outside the property. There are numerous bus routes with services to both Ballsbridge and Donnybrook and beyond at your doorstep.

## ACCOMMODATION

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Front Office	5.2 m x 4.8 m	Rear Office	5.2m x 4.9 m
Rear Kitchen	2.4 m x 4.3 m	w/c (1 <sup>st</sup> floor return)	1.9 m x 1.5 m
Front Office	2.8 m x 3.5 m	Front Office	4.2 m x 4.6 m
Rear Office	5.1 m x 4.9 m	Total NIA	115 m. (1,237 s. ft.)





## FURTHER INFORMATION

**Rent: €50,000 per annum**

**Short Term Lease**

**Parking: €2,500 per space**

**Viewing by Appointment**

## CONTACT

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**Viewings by appointment**

**To Let**

**Turley Property Advisors**



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PROPERTY ADVISORS

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