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Valuation Surveyors
Estate Agents
Property Managers
Auctioneers



TO LET

68 Pleasant's Place Dublin 8

- Own Door Office Solution
- Convenient Office Location
- Spacious Accommodation c.205.47SQM (2,211sqft)
- 1 Designated Car Parking Space



Directors: Denis Bergin FCCA (Chairman), John P McNally FRICS, James Dunphy MSc BSc Dip (Arb Law) MSCSI, MRICS,
McNally Handy & Partners Limited Registered in Dublin No.110145
Registered Office: 3 Pembroke Street Lower, Dublin 2.
PSRA licence No: 002226



**68 Pleasant's Place,
Dublin 8**

Description

68 Pleasant's Place is a self-contained office with a large open plan room on the ground floor and an office and board room on the first floor, as well as a spacious kitchen/ boardroom area.

The spec includes carpet and timber floors, fluorescent lighting, plastered and paint walls, staff kitchen area and toilets on both floors. Electric storage heaters are positioned throughout the space.



Location

Pleasant's Place is ideally located off Camden Street. The property is close to various transport links to include numerous Dublin Bus routes and Harcourt LUAS stop which is c.260m away. St. Stephen's Green is within walking distance as is Grafton Street. There is a host of amenities close by including pubs, cafes, restaurants and shops.



Accommodation

Ground Floor

Entrance Hall (incl. storage room)	5.19 x 4.05
Open Plan Office	5.48 x 18.37
Toilet	2.18 x 2.31

First Floor

Office	3.92 x 3.72
Board Room	3.92 x 4.04
Toilet	1.27 x 2.65
Kitchen/ Boardroom Area	3.92 x 9.75
Balcony	5.19 x 1.30

Features/Services

Own door offices over ground and first floor
Convenient location
Electric storage heating

Rates 2020

c. € 4,668.56

Building Insurance 2020

c.€2,000

Quoting Rent

€50,000 per annum

Viewing

By appointment only through sole agents McNally Handy & Partners.

BER Details

BER: D2

BER Number: 800195778

Energy Performance Indicator: 583.98 kWh/m²/yr

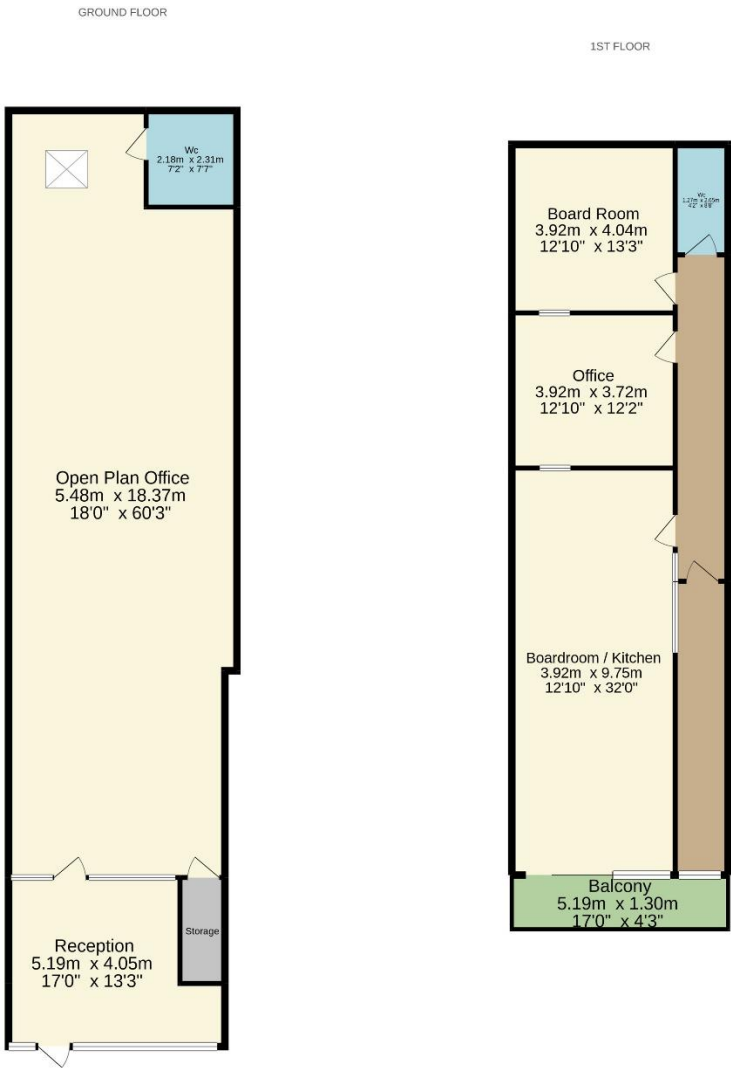
Contact

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Floor Plans;



Maps; (property identified with red marker)

