

17 Kildare Street Dublin 2

- Own Door Office / Showroom Suite
- c. 62 sq. m. / 667 sq. ft.
- Central Location on Kildare Street
- Flexible Lease Terms Available



01 662 3113 www.quinnagnew.ie



LOCATION

17 Kildare Street is located in the heartDublin's central business district adjacent to St Stephen's Green and within close proximity to Grafton Street.

The street is easily accessible by a number of transport modes including an array of Dublin Bus routes, the Luas and the DART from nearby Pearse Station. There several Dublin Bike stations nearby.

Amenities options in the immediate vicinity include Pret a Manger, Tang, Shelbourne House and Buswells Hotel Butlers to name but a few.

DESCRIPTION

The property comprises of a mid-terraced, own door office suite.

Internally the office presents in turnkey condition having recently been refurbished. The well finished with carpeted floors, electric storage heating, and plastered and painted walls, Coffee station and WC.

Tenants will have use of a boardroom on the first floor via booking system.

Features Include:

- Own Door Garden Level Suite
- Plastered and Painted Walls
- LED Lighting
- Electric Storage Heating
- Coffee Station
- Boardroom
- Secure Bike Parking

TITLE: Leasehold

COMMERCIAL RATES: Incl. in Rent

SERVICE CHARGE: Incl. in Rent

BER: Exempt



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ACCOMMODATION

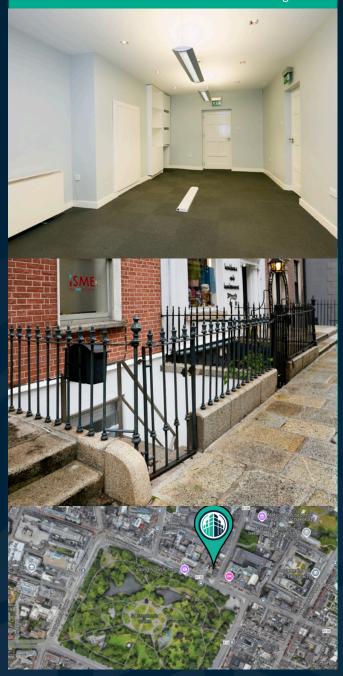
The approximate Net Internal Floor area is:

NIA sq. m. sq. ft.

Garden Level Suite 62 667

6 Car Spaces are demised to the Premises

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence



The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.