



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



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AGNEW**

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**TO
LET**

LOCATION

17 Kildare Street is located in the heart of Dublin'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 are 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

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



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