



# 31 MOLESWORTH STREET

Dublin 2

To Let

savills

## PROPERTY HIGHLIGHTS



PRESTIGIOUS GEORGIAN BUILDING



RECENTLY REFURBISHED



CENTRAL CBD LOCATION



LUAS ON DOORSTEP



EXCELLENT NEARBY AMENITIES



## LOCATION

Molesworth Street, located in heart of Dublin 2, is renowned as one of Dublin's most prestigious office addresses.

Situated next to Ireland's premier retail location, Grafton Street, the area benefits from an abundance of nearby amenities including some well-known restaurants, bars, cafes and hotels.

St Stephen's Green, Merrion Square and Trinity College Dublin are all within walking distance of the property. The street itself enjoys a prominent position, located adjacent to the entrance to Leinster House, Ireland's main Government Building..

The Luas Green Line can be accessed at both St. Stephen's Green and Dawson Street providing extensive access both North and South of the city as well as connectivity to the Luas Red Line serving the West. Furthermore, multiple bus routes are available on Nassau Street and Kildare Street with a Dublin City Bikes station located directly across the road on Frederick Street as well as Dawson Street.

There is ample car parking available in the nearby Dawson Street carpark accessed off Schoolhouse Lane.



“ The area benefits from an abundance of nearby amenities. ”

## DESCRIPTION

31 Molesworth Street is a four-storey over basement terraced Georgian building. The available space extends from the first floor to the third floor for a total of 2,103 sq ft (excluding the return).

The floors benefit from original features including open fireplaces and are heated by way of storage heaters. Power is provided by standard perimeter sockets.

Offering an accessible, bright workplace a short walk from St. Stephen's Green, 31 Molesworth is an ideal workplace location.

### Specification and features include:

- Impressive floor to ceiling height
- Carefully retained cornicing
- Original fireplace
- Traditional Georgian light fittings
- Almost full height sash windows allowing for an abundance of natural light
- Modern & well maintained entrance hall
- CCTV / Access control system





## VAT

All rent and outgoings are exclusive of, but may be liable to Value Added Tax.

## BER

Exempt

## QUOTING RENT

€34,200 per annum

## CONTACT

For further information please contact:

### Kate Healy

kate.healy@savills.ie

+353 1 618 1391



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