



Third Floor Frederick House South Frederick Street Dublin 2

- Fully Refurbished City Centre Office
- High Profile Office Location
- c. 440 sq. m. / 4,740 sq. ft. + 4 Car Spaces
- Excellent Transport Links



**QUINN
AGNEW**

01 662 3113
www.quinnagnew.ie

**TO
LET**

LOCATION

Frederick House is located in the heart of Dublin's Central Business District on South Frederick Street.

South Frederick Street connects Molesworth Street and Nassau Street and is 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.

The building has excellent staff welfare amenities / shopping literary in close proximity. Nearby attractions include; Trinity College, Leinster House, National Library of Ireland and the Shelbourne Hotel.

DESCRIPTION

The unit will comprise a fully refurbished Grade A office extending to c. 440 sq. m. / 4,740 sq. ft.

The reception has undergone a major refurbishment program and presents in excellent condition. The reception is manned throughout the normal working week.

Internally, the office will present in turnkey condition. The third floor is undergoing a full refurbishment program to Grade A specification with carpeted floors, LED lighting, plastered and painted walls, canteen and air conditioning.

The third floor has the benefit of 4 car space.

Features Include:

- Fully Refurbished CAT A Office
- Manned Reception
- Passenger Lifts
- Air Conditioning
- LED Lighting
- Canteen

TITLE: Leasehold

COMMERCIAL RATES: c. €5.05 per sq. ft.

SERVICE CHARGE: c. €13.75 per sq. ft.

BER: 

ACCOMMODATION

The approximate Net Internal Floor area is:

NIA	sq. m.	sq. ft.
Third Floor	440	4,740

4 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



20 Clanwilliam Square,
Grand Canal Quay, Dublin 2

T: +353 1 662 3113
E: info@quinnagnew.ie

www.quinnagnew.ie

PSRA: 003454

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.