

# Elliott & FitzGerald

(01) 661 4403

**Mount Clarence House,  
91 Upper George's Street,  
Dun Laoghaire,  
Co. Dublin.**

## OFFICES TO LET



- GROUND & FIRST FLOOR OFFICES
- PARKING TO FRONT FOR 3-4 CARS
- PERIOD FEATURES
- GROSS FLOOR AREA C. 1,528 SQ. FT

## COMMERCIAL

## LOCATION

Occupying a prominent position on the north eastern side of George's Street Upper, the main business hub of Dun Laoghaire. The Area is well served by public transport to include Dublin Bus and the DART c. 600m away.

There are a host of amenities in close proximity including: Dun Laoghaire Marina and Promenade; the 40 Foot; People's Park; and Dun Laoghaire Town Centre, which includes a diverse array of shops, bars, and restaurants.

## DESCRIPTION

The property comprises 2 storey over basement mid-terrace period offices and boasts excellent proportions.

The space has been laid out in a mix of large open plan areas and individual offices.

The property benefits from car parking to front, which provides for c. 3-4 car parking spaces.

The overall gross floor area is 141.97 sq.m. (c. 1,528 sq.ft.).

## ACCOMMODATION

	Sq. M.	Sq.ft.
<b>Ground Floor</b>		
Front Lobby	7.80	84
Office (1) to front	12.06	130
Office (2) with tea station	19.54	210
Reception Area (3)	11.93	128
Office (4) to rear	10.65	115
Office (5) to rear	11.08	119
Under stairs storage		
<b>First Floor</b>		
Office (6) to front	7.75	83
Office (7) with dual aspect	31.05	334
Office (8) to rear	18.75	202
2 x Toilets with wc & whb		
<b>Total Net Internal Floor Area</b>	<b>130.61</b>	<b>1,406</b>

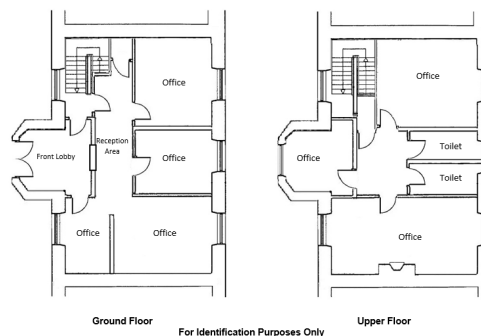
## RENT & RATES

On application.

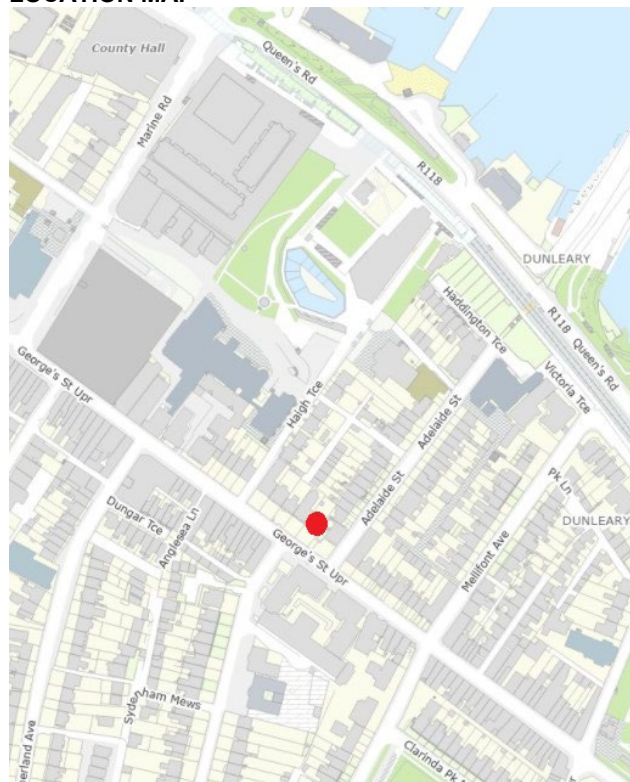
## LEASE TERM

Flexible lease terms available.

## FLOOR PLAN



## LOCATION MAP



## BER DETAILS

BER Exempt

## VIEWING

Strictly by appointment with sole agent.

## CONTACT

For further information contact:  
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