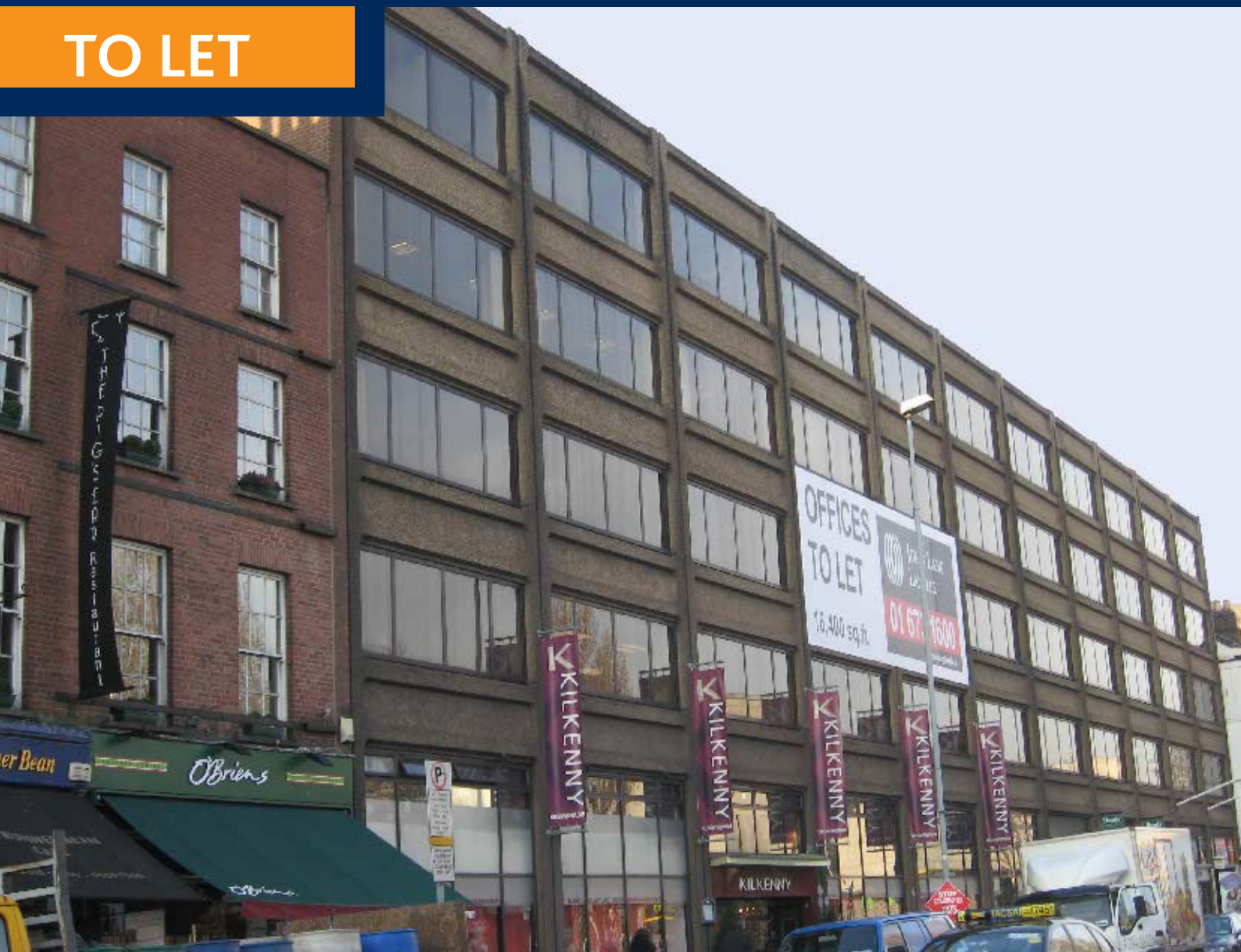


TO LET



Second Floor, Setanta Centre, Nassau Street, Dublin 2

Offices To Let

1,524 m² (16,400 sq ft)

Unrivalled Location with Amenities on the Doorstop

Jones Lang LaSalle

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Location

Setanta Centre occupies a high profile position opposite Trinity College in the centre of Dublin's most sought after business district. Leinster Street South connects Nassau Street with Clare Street and Lincoln Place and is also in close proximity to Trinity College, Grafton Street, Dáil Éireann, Merrion Square and St Stephens Green while the IFSC, Dublin Castle and The Four Courts are also easily accessible.

Due to its enviable location, Setanta Centre benefits from a wide range of amenities including a range of cafés, hotels, restaurants and bars. Within a short walk of the property, one can enjoy a leisurely stroll through Trinity College and Merrion Square, enjoy some retail therapy on Grafton Street. Neighbouring buildings and occupiers in the area include Leinster House, Royal College of Physicians Ireland Headquarters, the National Museum Kildare Street, Dáil Éireann, The Department of Transport, Trinity College, ESB, The Office of Public Works and many more.

Description

The available accommodation is on the second floor and it is currently laid out in a mixture of open plan and cellular offices. The entire floor comprises 1,524 m² (16,400 sq ft), however the accommodation can be divided to accommodate smaller requirements also.

The specification includes carpet covered floors with perimeter trunking wired for power and data cabling, suspended ceilings with recessed light fittings, gas fired central heating, ladies and gents toilets on each floor and ground floor reception lobby. Furthermore the building benefits from high end security including 24 hour security and CCTV.

The property provides the ideal opportunity for occupiers to establish themselves in a headquarters environment in a central city location.

Specification

- Carpet covered solid floors
- Suspended ceilings with recessed light fittings
- Perimeter trunking with power and data cabling
- Meeting rooms
- Kitchenette
- Open plan and cellular offices
- Fully manned reception lobby

Accommodation Schedule

The Net Internal Area is as follows:

Floor	SQ M	SQ FEET
Second	1,524	16,400
17 Secure Basement Car Parking Spaces		
All intending tenants are specifically advised to verify the floor/site areas and undertake their own due diligence.		



Terms

Available to Let

Rent

On Application

Inspection

Strictly by Prior Appointment





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