



Suite 7 Adelphi House

George's Street Upper, Dun Laoghaire, A96 AF43

Refurbished Office To Let

Turn-Key Condition

1,464 sq ft
(136.01 sq m)

- Refurbished Office Suite
- Turn-Key Condition
- c. 136 sq. m. / 1,464 sq. ft.
- 2 Car Parking Spaces
- Excellent Transport Links

Suite 7 Adelphi House, George's Street Upper, Dun Laoghaire, A96 AF43

Summary

Available Size	1,464 sq ft
Rent	Rent on application
Rates Payable	€7,120 per annum
Service Charge	€6,341 per acre
Car Parking	2 Car Parking Spaces
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
BER Rating	D1 (800873176)

Description

This property comprises of a modern office suite which extends to approximately 136 sq. m. / 1,464 sq. ft.

The suite is fully fitted to a high standard having the benefit of LED lighting, air conditioning, perimeter trunking and fully fitted kitchen.

The property is configured to accommodate large open plan area, cellular offices and kitchen.

The unit has the benefit of 2 car parking spaces.

Location

Adelphi House is a prominent office building situated on George's Street in the heart of Dun Laoghaire.

Dun Laoghaire is located 8 kilometres south of Dublin City Centre. Occupiers in Dun Laoghaire benefit from a wide range of shops, restaurants, cafes and hotels.

The property is well served by public transport links. The DART station at Dun Laoghaire is a short walk away and provides commuters with a 20 minute journey to Dublin City Centre.

Numerous bus routes serve Dun Laoghaire which provide access to the city centre and the south suburbs.

Accommodation

The accommodation comprises the following areas:

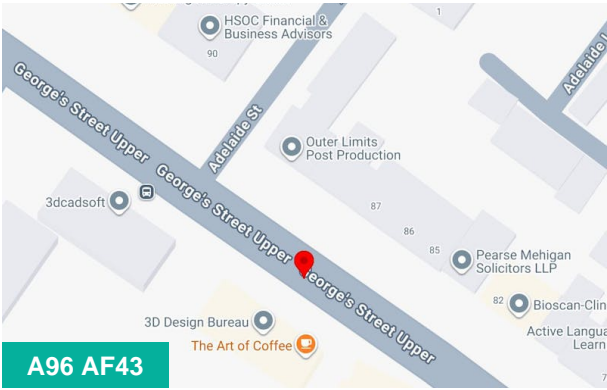
Description	Building Type	sq ft	sq m	Tenure
Suite 7	Office	1,464	136.01	To Let
Total		1,464	136.01	

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



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