



74 Amiens Street

Dublin 1, D01 E8N1

Georgian Office For Sale

Vacant Possession

1,486 sq ft
(138.05 sq m)

- Mid-Terrace Georgian Building
- Two Storey over Basement
- c. 138 sq. m. / 1,486 sq. ft.
- Car Parking Spaces
- Vacant Possession

74 Amiens Street, Dublin 1, D01 E8N1

Summary

Available Size	1,486 sq ft
Price	Price on application
Rates Payable	€3,415 per annum
Car Parking	Parking Spaces to the Rear of the Building
BER Rating	BER exempt - Listed building

Description

The property is a two storey over basement, mid-terrace, Georgian office building which extends to a net internal area of c. 138 sq. m. / 1,486 sq. ft.

It was constructed in c. 1840 and is of concrete block construction with a red brick façade and a pitched slate roof.

Internally, the ground floor provides 2 offices with a meeting room to the rear. The 1st floor provides 3 offices and a w.c. on the 1st floor return. The basement provides 2 offices, a kitchen and an understairs storeroom.

The property is well maintained and retains many of its period features including, sash windows, original cornicing and feature fireplaces. The heating is gas-fired central heating.

The property benefits from secure car parking spaces to the rear, accessible through Frankfort Cottages.

Accommodation

The accommodation comprises the following NIA areas:

Description	sq ft	sq m
Ground Floor	543	50.45
Basement	511	47.47
First Floor	432	40.13
Total	1,486	138.05

Location

The property is situated on Amiens Street, close to the junction with Seville Place and the Five Lamps at North Strand Road, on the north side of Dublin City.

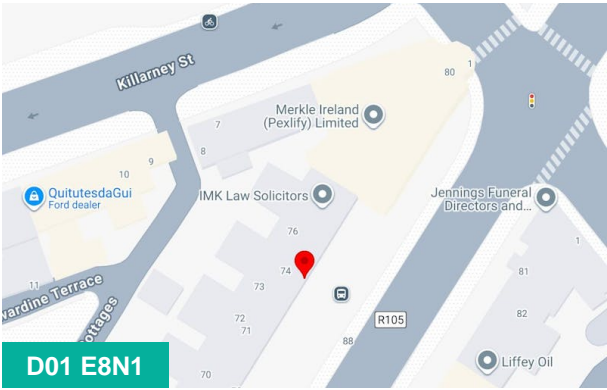
The area benefits from its proximity to the City Centre as well as it's accessibility to public transport including the LUAS Red Line, DART and commuter train services in Connolly Station and Busaras bus depot.

The building is located within close proximity to the IFSC providing access to a large range of amenities including retail outlets, banks, cafes, bars and restaurants.

This area of the city is due to be regenerated with the development of “Connolly Quarter”, which will further strengthen this location.

Terms

Vacant Possession



Viewing & Further Information



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