

# **TO LET**

**GARDEN LEVEL  
56 LANSDOWNE ROAD  
DUBLIN 4  
D04 A6R2**

**McNally  
Handy**

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**BER EXEMPT**



**Without Prejudice/ Subject to your advisor's legal due diligence and confirmations in the usual manner**

## **DESCRIPTION**

Prestigious and highly accessible garden level office accommodation extending to approximately 91 sq. m (979.51 Sq. ft) NIA. The space consists of an entrance lobby, a glass partitioned meeting room to the front with a mix of private offices and bright open floor plan space to the rear with two bathrooms and ancillary storage space.

Internally, the property consists of plastered, painted walls and ceiling, spot and inset fluorescent tube lighting, primarily carpeted flooring, wall wall-mounted CAT5 e cabling.

## **CAR PARKING**

3 x Car parking spaces to the rear.

## **LOCATION**

Situated on the northern side of Lansdown Road just off the Lansdown Road Dart Station, approx. 100m west of Aviva Stadium, centrally located in the prestigious Dublin 4 district. High-profile occupiers in the immediate area include Revenue, Ariel House, Onside, Veterinary Council and Avoca.

## **RENT**

**€25,000 per annum exclusive**

## **OUTLAY**

Rates 2025 - €3,079.44 per annum      Water Charges - TBC  
Insurance - €550 per annum              Service Charge – Approx. €300 per annum.

## **BER DETAILS**

EXEMPT

## **VIEWING**

By appointment only through sole agents McNally Handy & Partners.

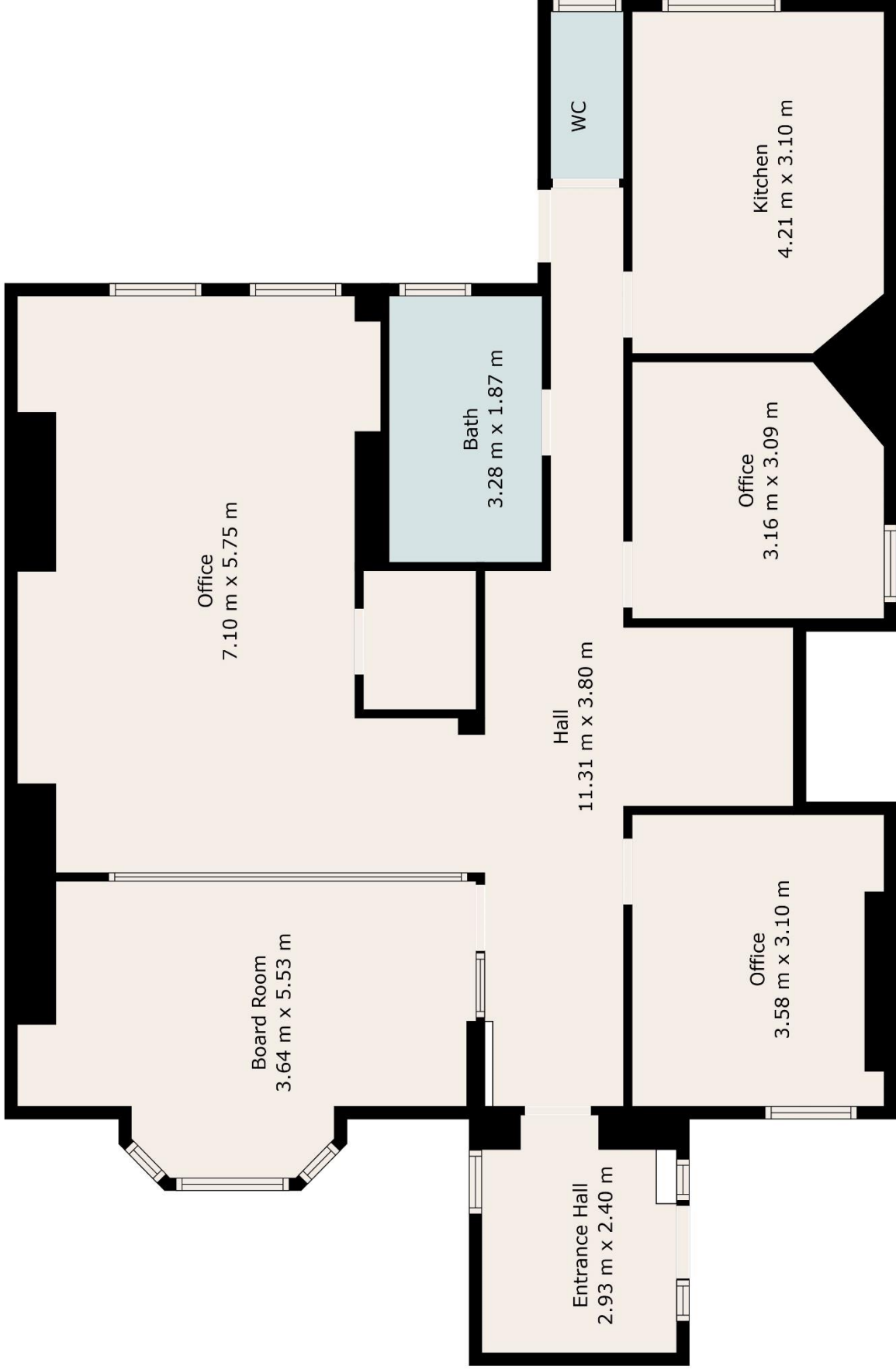
## **Contact**

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These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA 002226.





Sizes and dimensions are approximate, actual may vary. Property pix 2025