



Outline for indicative purposes only

Upper Floors

45 Dawson Street, Dublin 2

To Let



LOCATION

In terms of a prime south city centre location Dawson Street is as good as it gets.

Immediately adjacent to South Anne Street, Duke Street and Grafton Street, Dawson Street is highly accessible serviced by the Luas Green line which is immediately convenient to the property while St. Stephen's Green, Nassau Street and College Green are but a short stroll away.

DESCRIPTION

The subject property occupies a landmark location on the corner of Dawson Street and South Anne Street.

Offering own door access, the upper floors have been refurbished to a very high standard and ready for immediate occupation.

The accommodation provides for a mix of cellular and open plan space accordingly the configuration would suit a variety of uses including, medical, wellness, health and beauty, personal training or general office use.





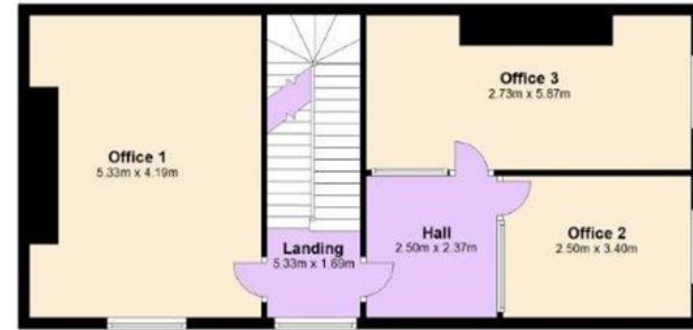
ACCOMODATION SCHEDULE

First Floor	529 Sq Ft	49.14Sq M
Second Floor	527 Sq Ft	48.95 Sq M
Third Floor	466 Sq Ft	43.29 Sq M
Total	1,522 Sq Ft	141.38 Sq M

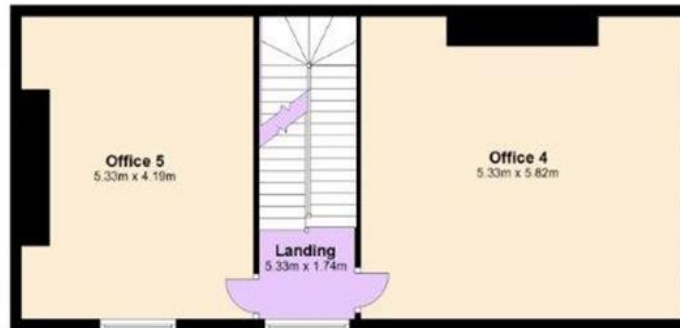
Ground Floor



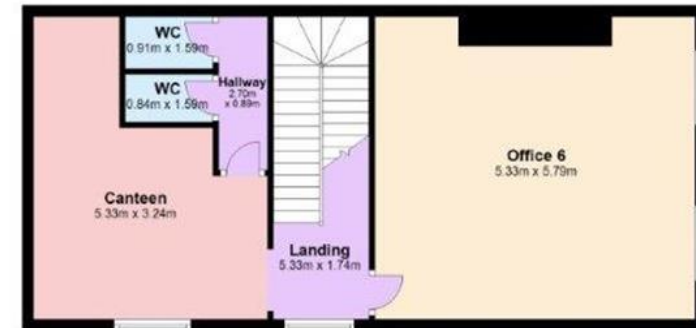
First Floor



Second Floor



Third Floor



(Floor plans not to scale. All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)

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LOCATION MAP – For indicative purposes only

Rent

Guiding €45,000 per annum

Lease

A new long-term lease is available.

Viewing

Strictly by prior and accompanied appointment

Rates & Insurance

Upon application

BER Exempt

CONTACT

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