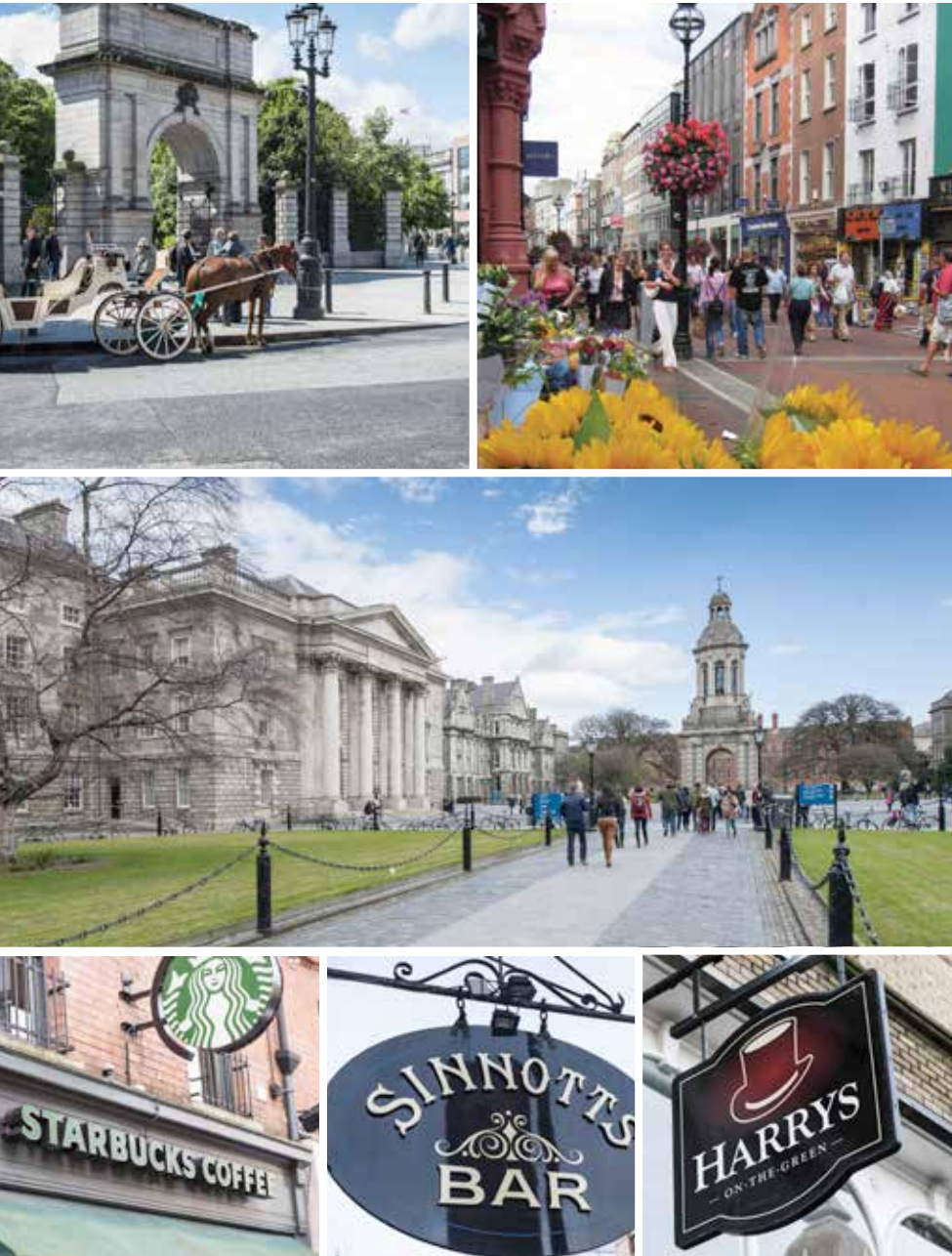


# BEAUX LANE HOUSE

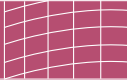


Exceptional office space to let





## BEAUX LANE HOUSE



# In the heart of the city

Conveniently located in the heart of Dublin city centre, Beaux Lane House is positioned in a prime sought after business location just off St. Stephen's Green.

The area is regarded as one of Dublin's most established retail and office sector locations. To date, Beaux Lane House has succeeded in attracting leading international occupiers including BDO, Maples FS, Michael Page and Hartley Marks.

Beaux Lane House is surrounded by all the city's amenities; there is an excellent choice of bars, cafes and restaurants. St. Stephen's Green, Grafton Street and Trinity College are all within walking distance.















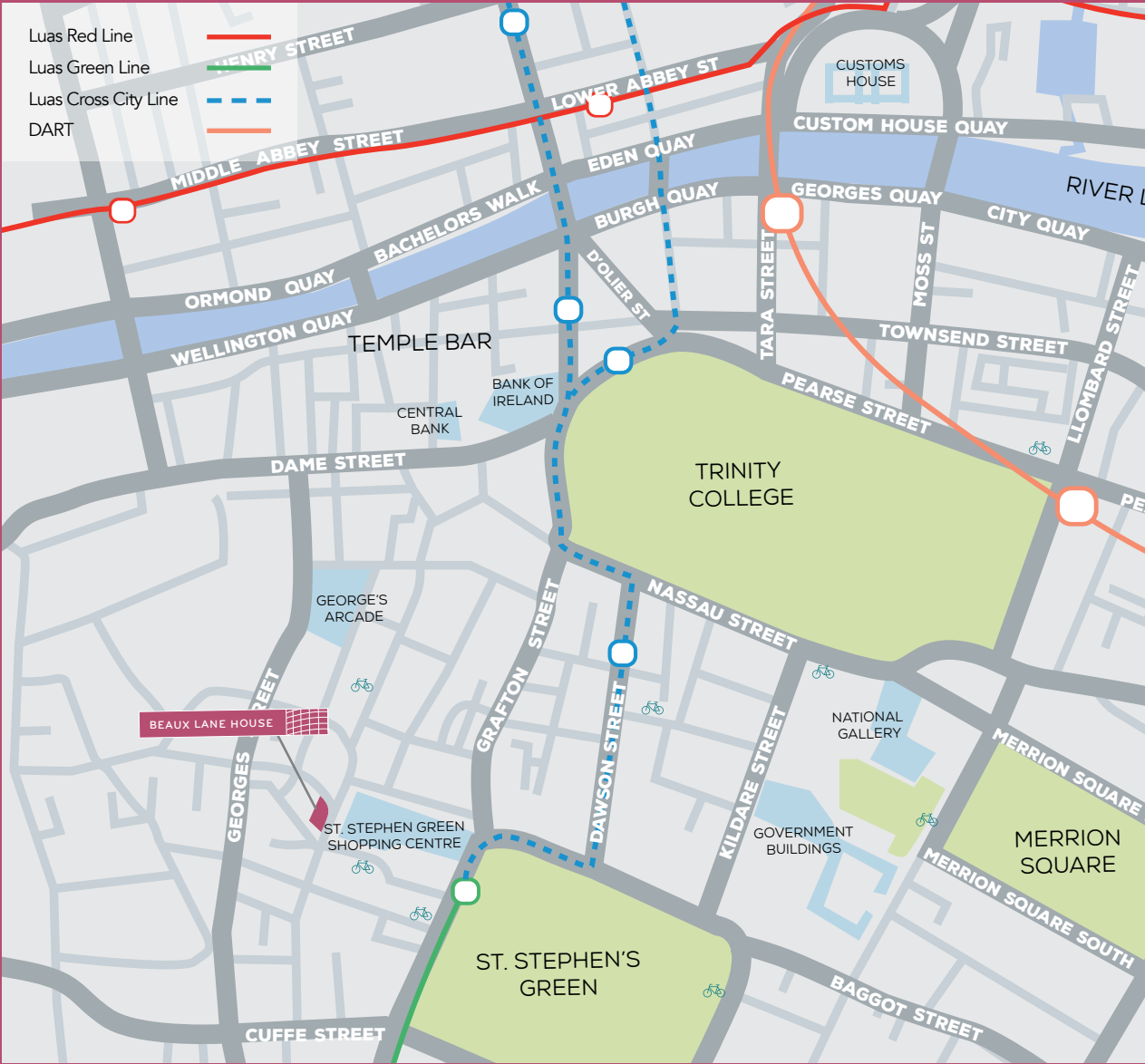




# Dublin City Centre

## Centrally located

-  **DUBLIN BIKES**  
Chatham Street  1 minute
-  **LUAS GREEN LINE**  
St. Stephen's Green  2 minutes
-  **BUS ROUTES**  
Georges Street  5 minutes
-  **DART / TRAIN**  
Pearse Street  15 minutes
-  **LUAS RED LINE**  
Middle Abbey Street  20 minutes
-  **DUBLIN AIRPORT**  
Via Port Tunnel  30 minutes







## High specification office

- || Impressive double-height reception area
- || A bright waiting area
- || Centre glass atrium
- || Full access control/security system
- || Four passenger lifts
- || High-quality toilet facilities
- || Communal shower facilities
- || Secure bicycle storage





BEAUX LANE HOUSE

## Letting Agents

savills

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33 Molesworth Street  
Dublin 2

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