



Garden Level 4 Pembroke Street Lower Dublin 2

- Self-contained garden level office suite
- c. 31 sq. m. (334 sq. ft.) + c.16 sq. m. (low height storage)
- Immaculately refurbished Georgian office space
- Located in the heart of Georgian Dublin.



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**TO
LET**

LOCATION

Pembroke Street Lower is situated in the heart of Georgian Dublin being the main arterial route both pedestrian and vehicular linking Baggot Street Lower with Leeson Street via Fitzwilliam Square.

Close to the Central Business District, St. Stephen's Green, Ireland's premier retail street, Grafton Street, the Merrion and Shelbourne Hotels and some of the most exceptional restaurants, bars, Artisan coffee, and food outlets in the city.

This location combines the best of a village atmosphere with a key thoroughfare in Georgian Dublin.

DESCRIPTION

No. 4 Pembroke Street Lower comprises a three storey over garden level period building.

The garden level suite is self-contained and can be let together or separately with the additional space available on the upper floors.

The suite comprises two large offices with kitchenette and WC facilities also provided. Along with ample storage space in three separate storerooms.

The entire property has been recently refurbished, to an exceptionally high standard and is presented in immaculate turnkey condition.

Refurbished works include:

- Windows restored and dampproofed
- Wired for power and Cat 6 Cabling
- New Gas Boiler and period effect radiators throughout

ACCOMMODATION

The approximate net internal areas provided are as follows:

| | sq. m. |
|-----------------------|-----------------------|
| Offices: | 31.0 |
| Storage (low Height): | (16.0) |
| Total: | 31 (334sq.ft.) |

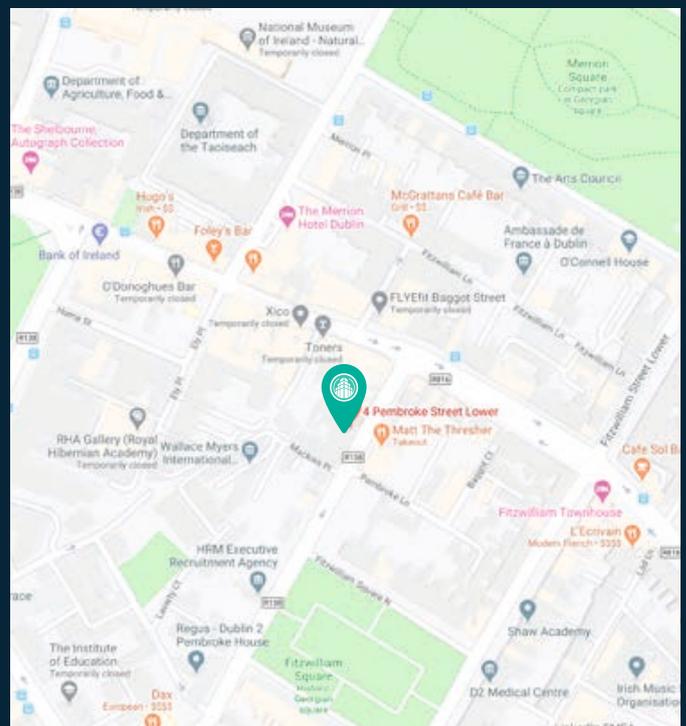
The upper floor comprising of c.127.6 sq. m. of office space is also available.

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

BER RATING

Exempt

MAP



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