

Elliott & FitzGerald

(01) 661 4403

17 St. Andrew Street &
9 Trinity Street,
Dublin 2.

OFFICES TO LET



- FIRST, SECOND & TOP FLOOR OFFICES
- OCCUPYING A PROMINENT CORNER POSITION
- NET INTERNAL AREA C. 1,132 SQ. FT
- CAT 5 CABLING

COMMERCIAL

LOCATION

Situated on this prominent corner, within the heart of Dublin's financial and office district, adjacent to Trinity College, Grafton Street, Temple Bar, and in an area well served by excellent transport links. To include; LUAS, DART and a variety of bus routes serving the area.

DESCRIPTION

Newly refurbished and well presented self-contained offices on the first, second and top floors of this prominent corner building, providing bright and spacious accommodation at each floor level.

The overall floor area is 105.13 sq.m. (c. 1,132 sq.ft.).

Facilities include:

- Own Door Access
- Smoke Detectors
- Emergency Lighting
- CAT 5 Cabling
- Toilet & Kitchen Area

ACCOMMODATION

	Sq.m.	Sq.ft.
First Floor	35.31	380
Second Floor	34.28	369
Top Floor	35.54	383
Total Net Internal Floor Area:	105.13	c. 1,132

RENT

On application.

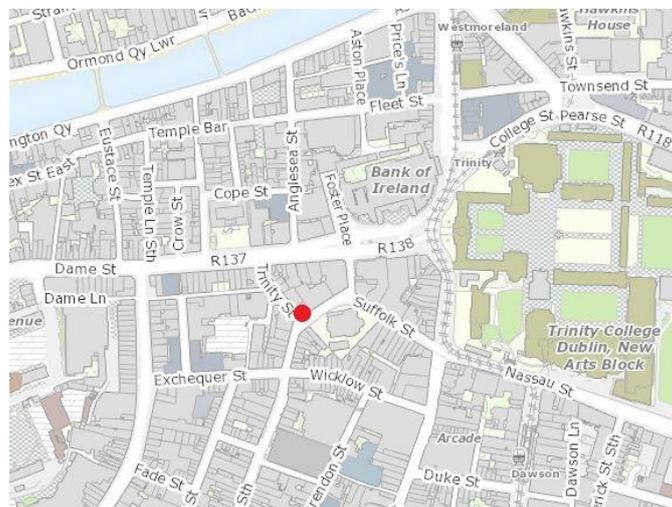
RATES

c. €3,483.00

LEASE TERM

Flexible lease terms available.

LOCATION MAP



BER DETAILS

BER F
BER No. 800790156
Energy Performance Indicator: 452.38 kWh/m2/yr

VIEWING

Strictly by appointment with sole agent.

CONTACT

For further information contact:
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01-6614403

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PSRA License No.: 00329

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