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FOR SALE



## Offices For Sale - 47 Harrington St, Dublin 8

Accommodation	Sqm	Sqft.
Lwr. Ground Floor	59	635
Ground Floor	67	721
First Floor	61	657
Second Floor	61	657
Third Floor	<u>44</u>	<u>474</u>
<b>Total</b>	<b>292</b>	<b>3,144</b>
Car Parking	5 Spaces	

### Building Summary

Four Storey over basement  
Commercial & residential premises  
5 car parking spaces  
Adjacent to Camden St, Harcourt St & St. Stephens Green  
Close walking distance to restaurants hotels & shops

### Specification

Wooden floors  
High ceilings, plastered & painted walls  
Stone effect frontage  
Cat 6 cabling, CCTV & fully alarmed  
WC facilities

Lease Terms For sale with the benefit of freehold title

Guide Price €950,000

Rates PA €5422.71

**Colman Grimes Estate Agents – 01-4670838**