

Elliott & FitzGerald

(01) 661 4403

32B Westland Square,
Pearse Street,
Dublin 2.

OFFICES TO LET



- WELL PRESENTED OWN DOOR OFFICES IN THE HEART OF DUBLIN
- PARKING FOR 3 CARS
- 6 OFFICES OVER GROUND, FIRST & TOP FLOORS
- NET INTERNAL FLOOR AREA C. 1,375 SQ. FT

COMMERCIAL

BER D1

11 LOWER PEMBROKE STREET DUBLIN 2

TEL: 01-6614403

WWW.ELFITZ.IE

LOCATION

Accessed off both Pearse Street and Sandwith Street Lower in a terraced 4 storey own door office unit. Conveniently located a short distance from Dublin City Centre with convenient access to DART and Commuter Services at Pearse Street Train Station.

DESCRIPTION

The property provides 6 offices with kitchen and toilets on each floor level, with secure gated access and benefits from car parking for 3 cars.

The overall gross floor area is 176.86 sq.m. (c. 1,904 sq.ft.).

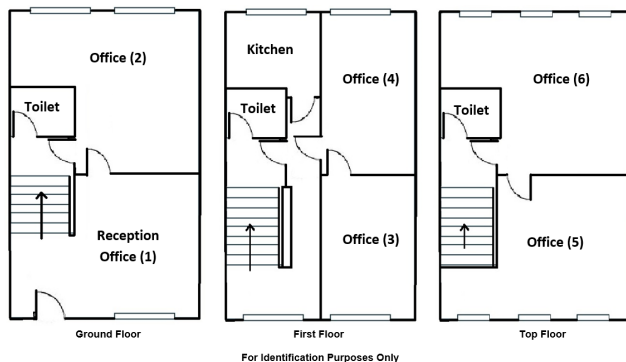
ACCOMMODATION

	Sq. M.	Sq.ft.
Ground Floor		
Office (1)	18.17	196
Office (2)	28.30	305
Toilet – whb & wc		
Under Stairs Storage		
First Floor		
Office (3)	12.26	132
Kitchen	5.56	60
Office (4)	15.05	162
Toilet – whb & wc		
Top Floor		
Office (5)	21.50	231
Office (6)	26.90	290
Toilet – whb & wc		
Total Net Internal Floor Area	127.74	1,375

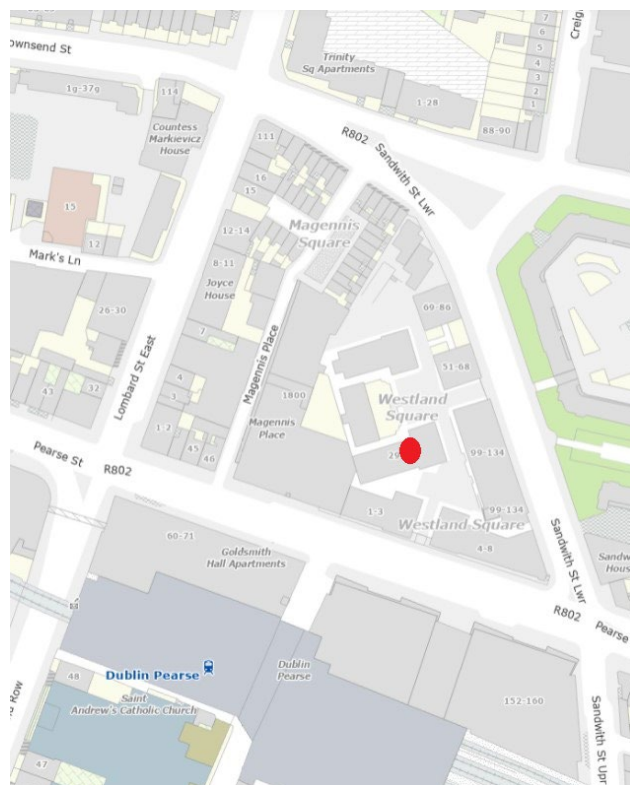
RENT, RATES & SERVICE CHARGE

On application.

FLOOR PLAN



LOCATION MAP



BER DETAILS

BER D1

BER No.: 801119231 244.98 kWh/m2/yr

LEASE TERM

Flexible lease terms available.

VIEWING

Strictly by appointment with sole agent.

CONTACT

For further information contact:
John D. Elliott: johnd@elfitz.ie

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01-6614403

Ref: 4837

PSRA License No.: 003298

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