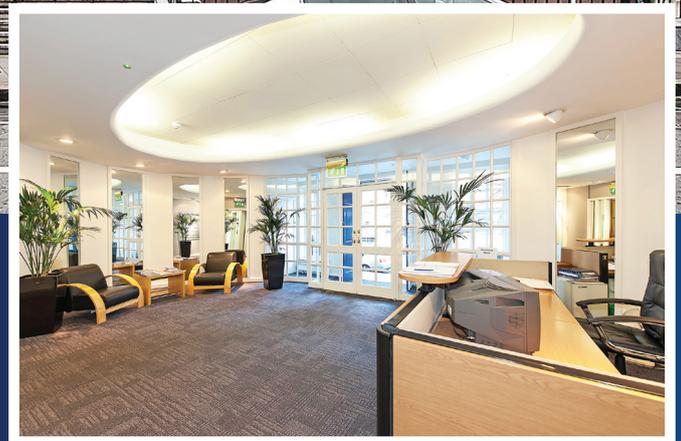




Third Floor, Newmount House

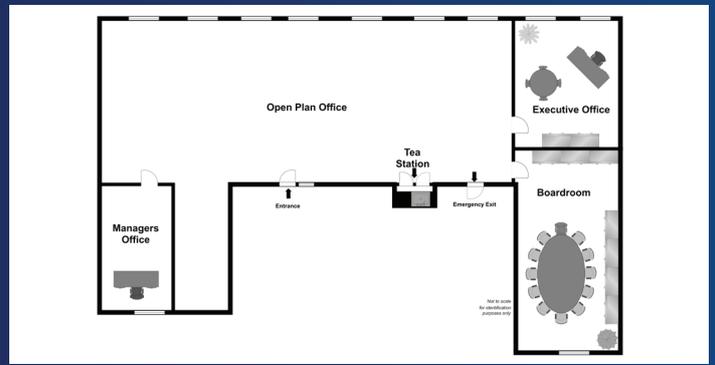
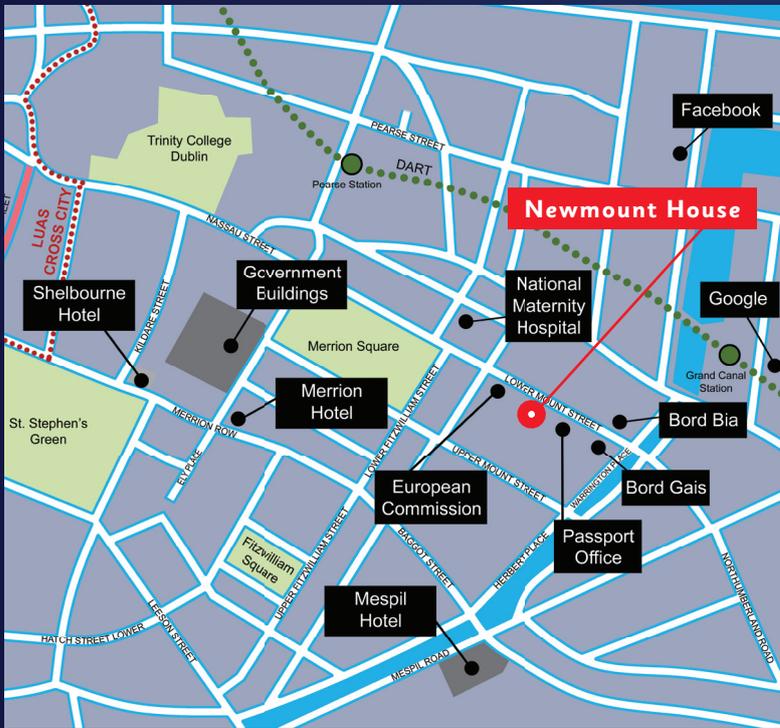
**22 - 24 Lower Mount Street,
Dublin 2**

BER D1



Modern Offices
c. 196.7sq.m. / 2,115sq.ft.





Location:

Newmount House is located on the south side of Lower Mount Street, close to the junction with Merrion Square. Lower Mount Street is a well-established office location, minutes from Grafton Street and St. Stephen's Green. The offices are very accessible with excellent transport links including bus, DART at Grand Canal Dock and Luas lines at St. Stephen's Green.

Description:

The subject offices are located on the 3rd Floor of a modern office building. There is a shared ground floor reception area and two lifts serving each floor of the building. There are both male and female toilet facilities on each floor as well as shower at basement level.

The Third Floor Offices are finished to a high standard and are currently laid out as mostly open plan with a large boardroom, 2nd meeting room and executive office. The existing fit-out includes suspended ceilings incorporating recessed lighting and the offices have computer network cabling system in place via perimeter trunking.

Accommodation:

Total Net Internal Floor Area:	Sq.m.	Sq.ft.
3rd Floor	196.7	2,115

Lease:

New lease available.

Rent:

On Application.

BER:

D1 521.25 kWh/m²/yr
BER Number: 800159360

Viewing:

By appointment only with sole agents Finnegan Menton
Contact David Rowe on 01 614 7900



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolutionvisuals.com