



**1ST & 2ND FLOOR**

# **SETANTA HOUSE**

**DUBLIN 2**

HIGH QUALITY REFURBISHED CBD OFFICE SPACE - TO LET

## OVERVIEW



Newly Refurbished Offices



Open plan office space



Green Luas Line within walking distance



4 mins walk to St. Stephen's Green



Prime CBD location with excellent amenities

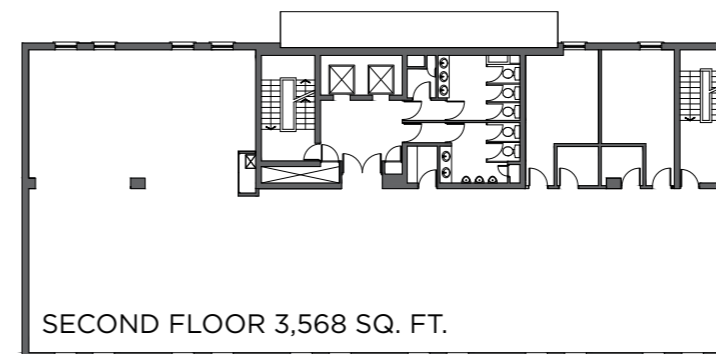
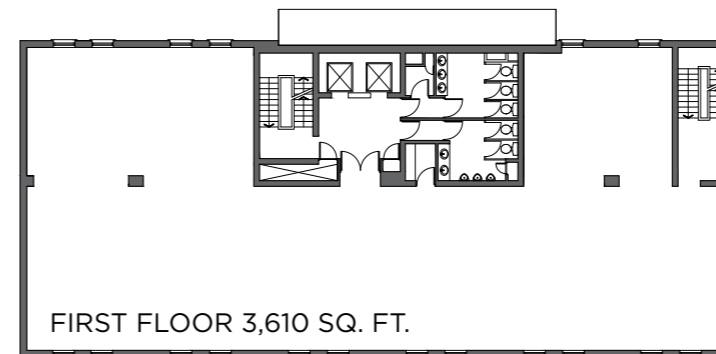


CAT 6 Cabling

## DESCRIPTION

Setanta House offers newly refurbished office space consisting of the entire first and second floors both of which comprise of approximately 7,200 sq. ft. in total. The first floor equates to 3,610 sq. ft. The second floor equates to 3,568 sq. ft. The accommodation is available on a floor-by-floor basis or in its entirety. The floor plates are flexible and currently laid out in an open-plan format. Both floors have undergone an extensive refurbishment. As a result, the space is finished to a modern specification, including

- New A/C
- New Windows
- Fitted kitchenette on each floor
- Suspended ceilings with recessed lighting, communication racks, perimeter trunking
- New carpets and tiled lobby areas
- Fitted male and females WCs on each floor.



## LOCATION

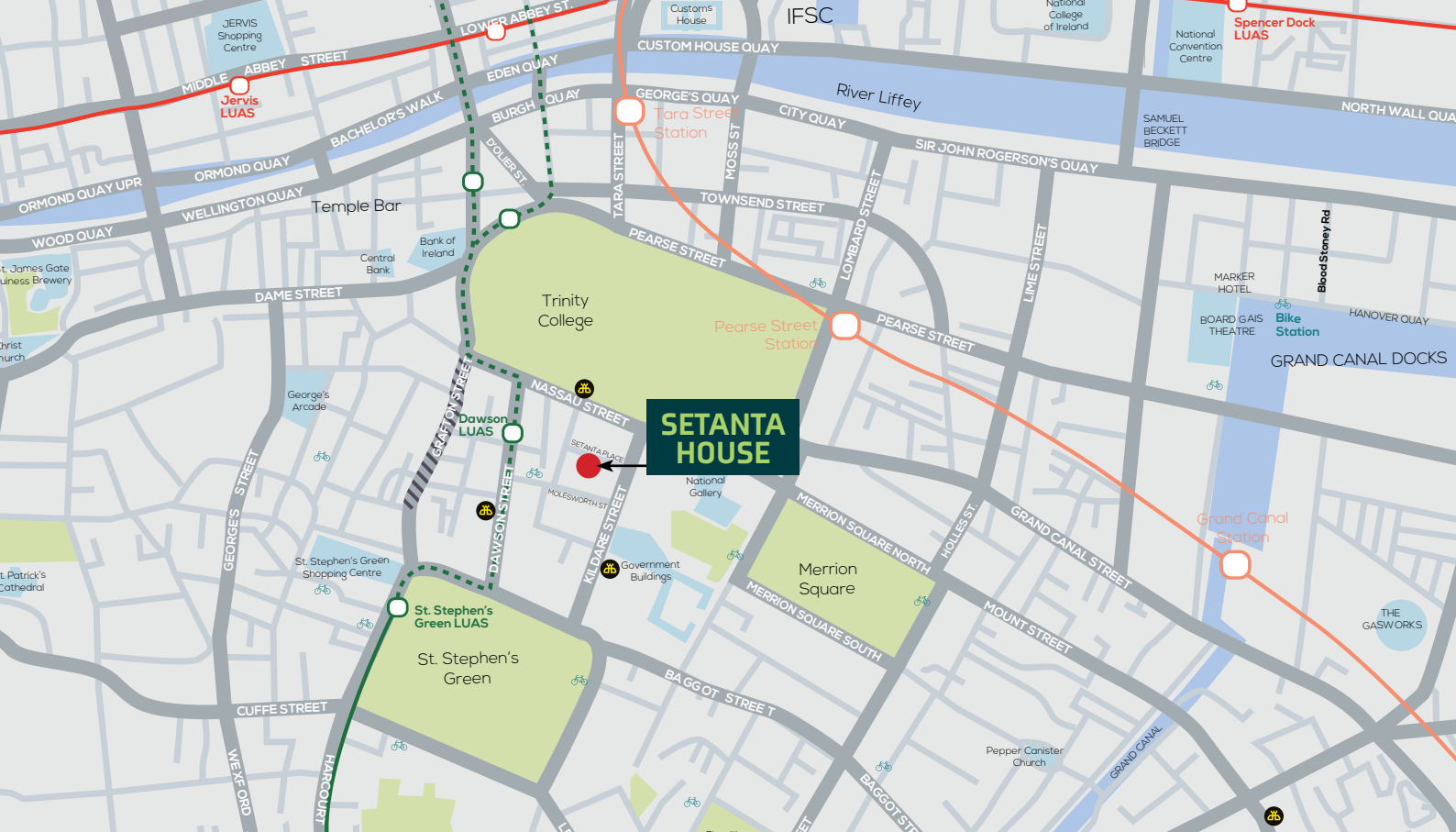
Setanta House is located in the heart of Dublin's Central Business District between Kildare Street, Molesworth Street and Frederick Street South. It is surrounded by all Dublin has to offer, including leisurely strolls in St. Stephens Green and shopping on Grafton Street to lunch in The Ivy or an after-work drink in Kehoe's. The entire city is within walking distance.

Setanta House is surrounded by many world class occupiers such as AIB, Barclays Bank, Savills, TD Global Finance, DLA Piper and Maples Group. Setanta House is a short stroll from the Dail and other Government buildings.

Setanta House is in the City's Core, with a The Ivy; One Pico; Fire; The Shelbourne; The Merrion; The Westbury; St. Stephens Green; Trinity College; Grafton Street; Kehoe's; Toners and 37 Dawson being located within a 5-minute stroll.



 Entire first and second floors comprise of approx. 7,200 sq. ft. in total



### Lease terms:

Flexible lease term available

### BER Rating



## CONTACT

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Design: [www.mmcreative.ie](http://www.mmcreative.ie)