



Molesworth House

1 South Frederick Street, Dublin 2

Available on flexible lease terms



LOCATION

Molesworth House is located in the heart of Dublin's central business district in Dublin 2. The immediate area offers occupiers a vast selection of best in class tenant amenities, including a wide range of shops, restaurants, bars, cafés and pubs.

St Stephen's Green, Merrion Square, Grafton Street and Trinity College are just some of the landmark locations within minutes walking distance of the property. The prominent corner position of Molesworth House allows for excellent profile onto Molesworth Street which is home to a selection of global occupiers including; DLA Piper, Maples Group, and AIB Head Office.

The LUAS Green Line can be accessed on Dawson Street which is a short 2 minute walk from the property. Furthermore, multiple bus routes are available on the Nassau Street bus corridor, also just two minutes walk away. There is a Dublin City Bikes depot directly opposite Molesworth House, allowing for convenient and efficient travel to and from the property. There is ample car parking available within the Dawson Street car park, located a short 3 minute walk away.



Quality Office Space



Flexible Lease Terms



2 Minute Walk to Dawson St LUAS



5 Minute Walk to St. Stephens Green

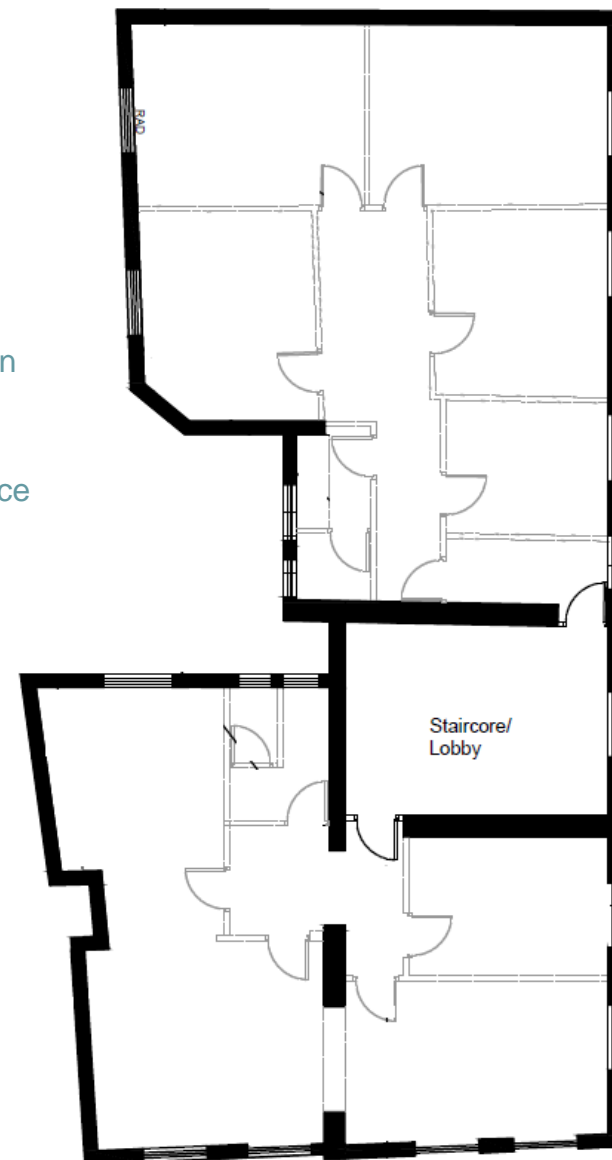


Mix of Open Plan & Fully Fitted Space



Excellent Amenities

FLOORPLAN



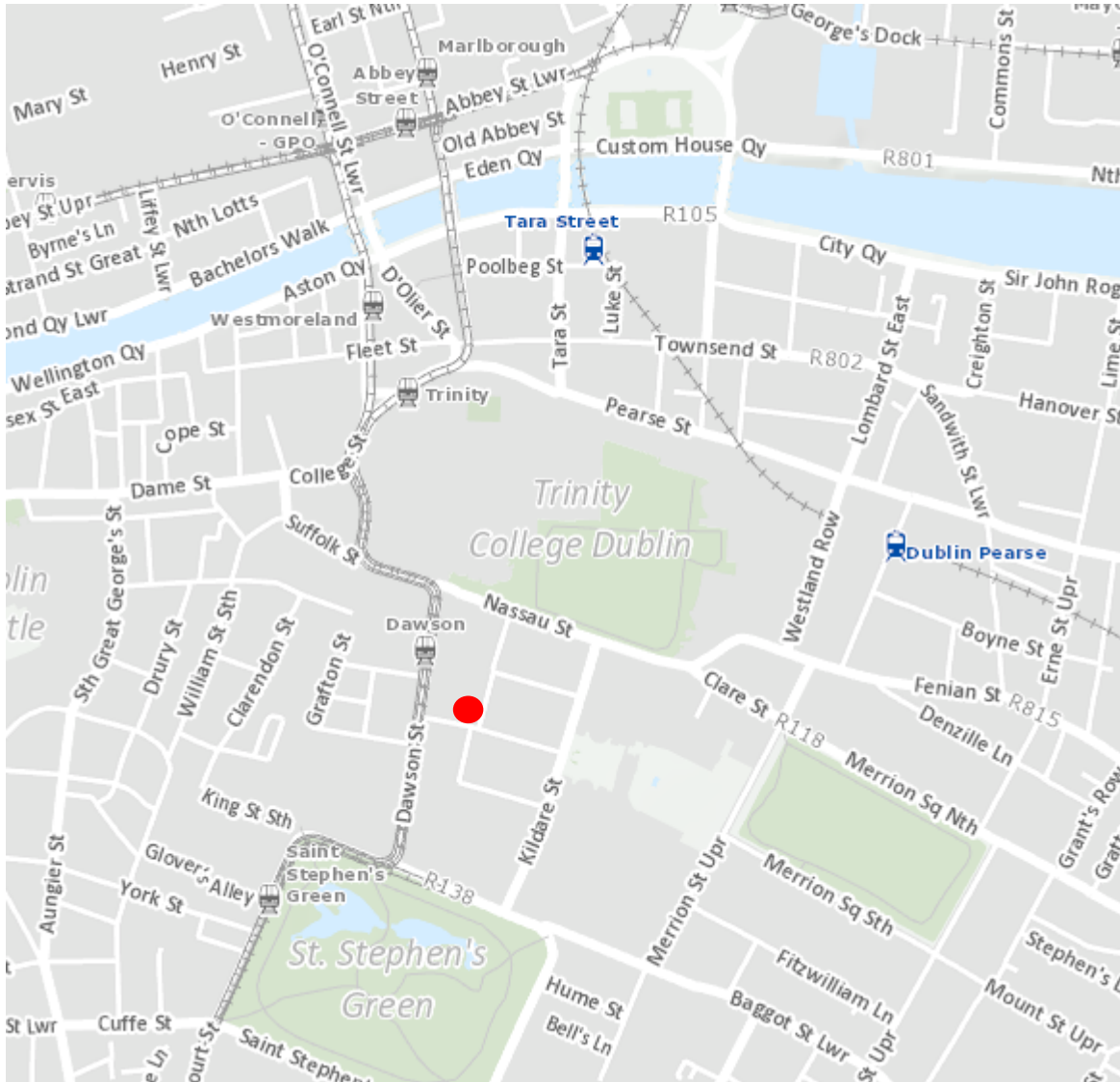
ACCOMMODATION

FLOOR	SQ M	SQ FT
Second Floor	151	1,623

DESCRIPTION

The available second floor at Molesworth House provides 1,623 sq. ft. of short term flexible office space. The floor comprises a mix of open plan and private offices, as well as a kitchenette, within a prominent corner building in the centre of Dublin's CBD.

The second floor is accessed via a secure reception, the entrance of which is located on South Frederick Street. The building benefits from a passenger lift serving all office floors.



LOCATION MAP – For indicative purposes only

QUOTING RENT

€35.00 psf pa

SERVICE CHARGE

€7.31 psf pa (Gross)

RATES

€3.83 psf

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

BER Rating

BER D1

CONTACT

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