

TO LET

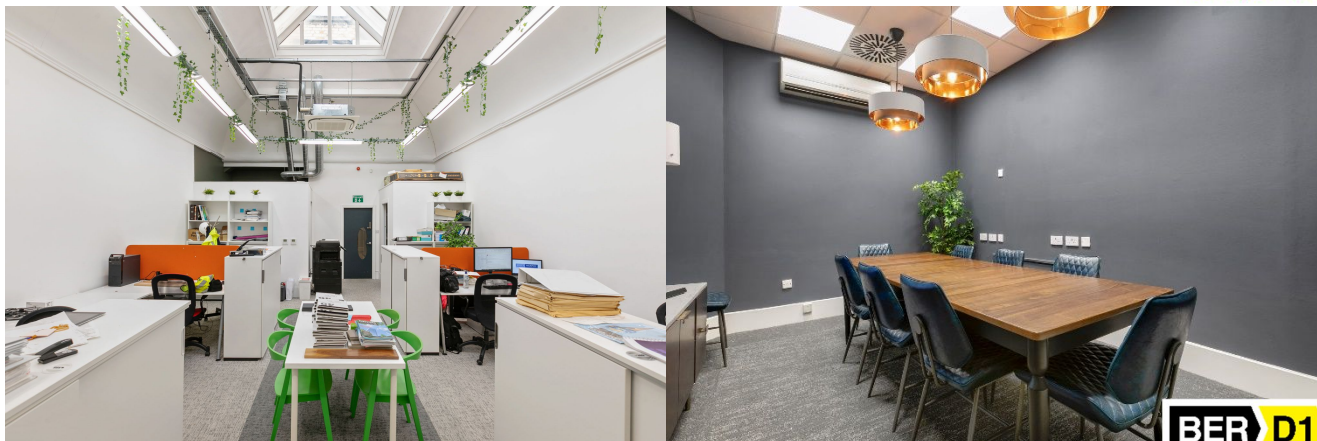
18 DAME STREET, FIRST FLOOR DUBLIN 2, D02 XF59

McNally Handy

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BER D1

Without Prejudice/ Subject to your advisor's legal due diligence and confirmations in the usual manner

DESCRIPTION

Central private first floor office accommodation extending to approximately 106.08 sq. m (1,142 Sq. ft) NIA. First floor consists of a bright open floor plan office with a feature atrium with a generous floor to ceiling height of approx. 4.5 meters and a fully fitted kitchen with ancillary storage space, dedicated boardroom and well-proportioned office space located to the front and male and female bathrooms.

Internally the property consists of plastered painted walls, suspended ceiling, spot and inset fluorescent tube lighting, primarily carpeted flooring, wall mounted CAT5 e cabling.

ACCOMMODATION

| DESCRIPTION | SQ.M (NIA) | SQ. FT (NIA) |
|--------------|---------------|--------------|
| FRONT OFFICE | 25.82 | 277.92 |
| KITCHEN | 6.33 | 68.14 |
| REAR OFFICE | 59.48 | 640.24 |
| BOARD ROOM | 14.45 | 155.54 |
| TOTAL | 106.08 | 1,142 |

LOCATION

Situated on the southern side of Dame Street close to its junction with south Great George Street, approx. 150m south of Essex Street East centrally located in Dublin's artistic hub. The property's proximity to Dublin City Centre provides excellent transport links including Luas and numerous Dublin Bus routes. High profile occupiers in the immediate area include Spar, Central Plaza, Trinity College and Olympia theatre.

RENT

€30,000 per annum exclusive

OUTLAY

Rates - €3,911.54 per annum

Water Charges - TBC

Insurance - €2,975.54 per annum

Service Charge - €1,600 per annum.

BER DETAILS

BER D1

BER Number: 800722811

VIEWING

By appointment only through sole agents McNally Handy & Partners.

Contact

Carley Fahey 01-664-0206

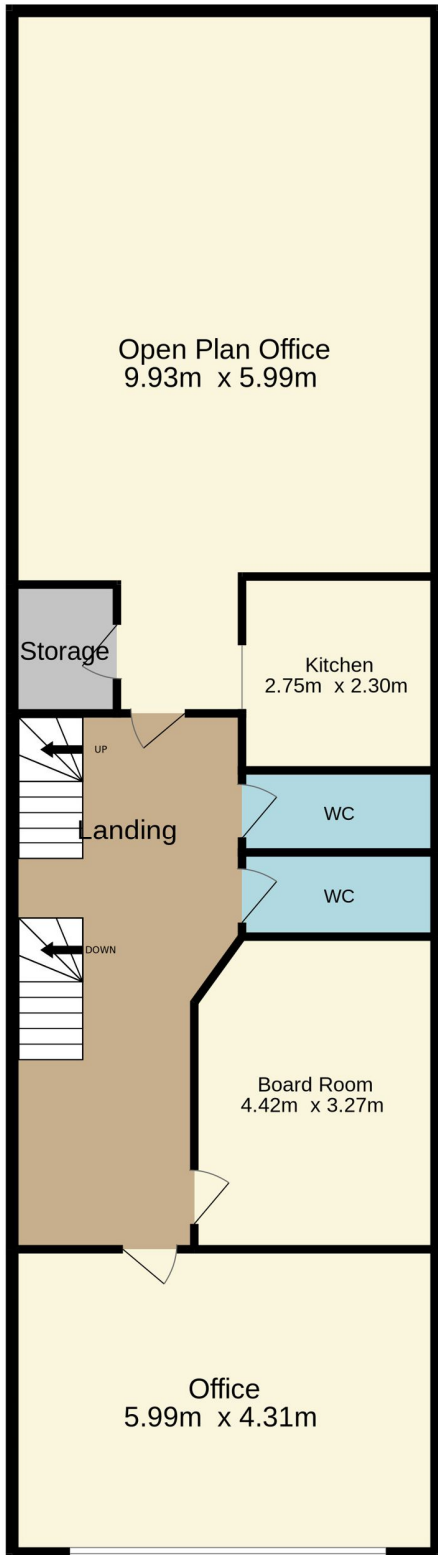
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These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA 002226.

18 DAME STREET - FIRST FLOOR



FOR REFERENCE PURPOSES ONLY

Measurements are approximate. Not to scale. Illustrative purposes only
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