

# Third Floor, Frederick House

South Frederick Street, Dublin 2, D02RK68



# QUINN AGNEW



## TO LET

4,740 SQ FT  
(440.36 SQ M)

RENT ON APPLICATION

Grade A Office

High Profile Location

- Fully Refurbished City Centre Office
- Fully Furnished
- High Profile Office Location
- c. 440 sq. m. / 4,740 sq. ft. + 4 Cars
- Excellent Transport Links

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## Summary

Available Size	4,740 sq ft / 440.36 sq m
Rent	Rent on application
Rates Payable	€5.27 per sq ft
Service Charge	€13.75 per sq ft
Car Parking	4 Car Parking Spaces
BER	B2

## Description

The Third Floor of Frederick House comprises a fully refurbished, fully furnished office extending to c. 440 sq. m. / 4,740 sq. ft.

The property is fully fitted and fully furnished, providing tenants an office in plug and play condition.

The reception has undergone a major refurbishment program and presents in excellent condition.

The reception is manned throughout the normal working week.

Internally, the office presents in turnkey condition. The third floor has undergone a full refurbishment to Grade A specification with raised access, carpeted floors, LED lighting, plastered and painted walls, air conditioning and a canteen.

The floor provides a bright open-plan office space together with a canteen.

The third floor has the benefit of 4 secure car parking spaces.

## Accommodation

The accommodation comprises the following NIA areas:

Description	sq ft	sq m	Tenure
Third Floor	4,740	440.36	To Let
<b>Total</b>	<b>4,740</b>	<b>440.36</b>	

## Location

Frederick House is located in the heart of Dublin's Central Business District on South Frederick Street.

South Frederick Street connects Molesworth Street and Nassau Street and is within close proximity to Grafton Street.

The street is easily accessible by a number of transport modes including an array of Dublin Bus routes, the Luas and the DART from nearby Pearse Station. There are several Dublin Bike stations nearby.

The building has excellent staff welfare amenities / shopping literary in close proximity. Nearby attractions include; Trinity College, Leinster House, National Library of Ireland and the Shelbourne Hotel.

## Specification

- A-Rated Office
- Fully Furnished
- Manned Reception
- Raised Access Floors
- Passenger Lifts
- Air Conditioning
- LED Lighting
- Canteen
- Staff Welfare Facilities

## Terms

New Lease - Flexible Lease Terms Available



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