



Short Term Flexible Office Accommodation 2nd & 3rd Floor, 19 - 24 St. Andrew's Street

Dublin 2

To Let

savills



Prestigious Office Building



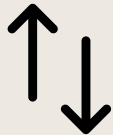
Central CBD Location



Fitted Second & Third Floor Office



LUAS on doorstep



Flexible office accommodation at competitive rents



Excellent Nearby Amenities

LOCATION

Located in the heart of Dublin City Centre, 19 – 24 St. Andrew's Street is a landmark art-deco style building opposite the iconic Molly Malone statue and St. Andrew's Church.

Situated next to Ireland's premier retail location, Grafton Street, the area benefits from an abundance of nearby amenities, including some well-known restaurants, bars, cafes and hotels.

St. Andrew's Street acts as a busy thoroughfare between Grafton Street and Dame Street and also provides a connection from Dame Street to Wexford Street and South Great Georges Street Area. Stephen's Green, Central Plaza and Trinity College Dublin are all within walking distance of the property. The immediate area is renowned as the prime retail district within Dublin City Centre with multiple international retail operators in the area, including H&M, Brown Thomas, Avoca, Weir & Sons and Marks & Spencer. Local office occupiers include Amtrust Financial, Neuberger Berman and WeWork at Central Plaza, and Pinterest and Service Now at 60 Dawson Street.

The area offers a range of transport options, including multiple Dublin Bus routes on Dame Street connecting to all parts of Dublin. There is also the DART at Pearse Street and the LUAS within a 3-minute walk at both Trinity College and Dawson Street.



DESCRIPTION

19 – 24 St. Andrew's Street is a four-storey over basement building. The ground floor is occupied by An Post as the central post office. The office accommodation is entranced separately through wooden doors to the western end of the façade.

The available accommodation extends to approximately 7,498 sq. ft. and is located across the second and third floors. The office space comprises a mix of open plan and cellular offices with carpeted floors and suspended ceilings. Ceiling heights range from 2.6m – 2.7m

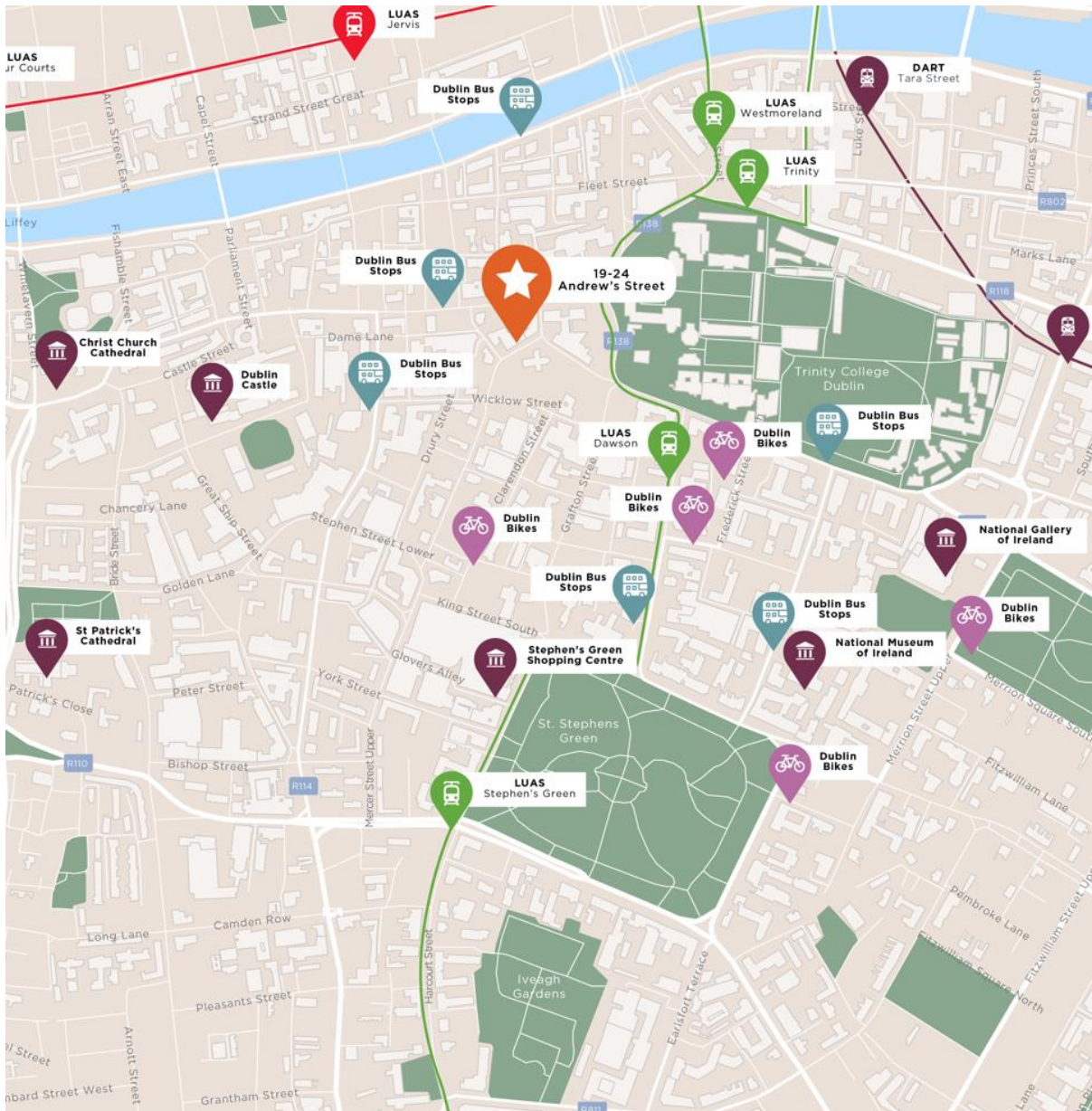
A large reception and lift lobby on the ground floor provides access to the upper floors via a 4-person passenger lift and a prominent staircase. The available floors comprise elements of CAT B fitout and comprise a mix of open plan and cellular office space including meeting rooms and canteen.

The office space is available by way of a licence agreement for 12 months at a competitive rental level.

Specification and features include:

- Fitted office accommodation
- Suburb natural light
- Art-deco style building
- Natural ventilation
- Perimeter Cabling
- CCTV / Access control system
- Passenger Lift





LOCATION MAP – For indicative purposes only

VAT

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

BER Rating

D2

CONTACT

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