

**Elliott &
FitzGerald**

(01) 661 4403

**88 Upper George's Street,
Dun Laoghaire,
Co. Dublin.**

OFFICES TO LET



- LOWER GROUND, GROUND & FIRST FLOOR OFFICES
- OFFICE & MEDICAL USE PERMITTED
- SECURE REAR ACCESS PARKING FOR 6-7 CARS
- PERIOD FEATURES
- GROSS FLOOR AREA C. 2,593 SQ. FT

COMMERCIAL

LOCATION

Situated on the north eastern side of George's Street Upper, the main business hub of Dun Laoghaire. The Area is well served by public transport to include Dublin Bus and the DART c. 450m away.

There are a host of amenities in close proximity including: Dun Laoghaire Marina and Promenade; the 40 Foot; People's Park; and Dun Laoghaire Town Centre, which includes a diverse array of shops, bars, and restaurants.

DESCRIPTION

The property comprises 2 storey over basement mid-terrace period offices.

The property benefits from secure rear access car parking from Adelaide Lane, which provides for c. 6/7 car parking spaces.

The overall gross floor area is 240.90 sq.m. (c. 2,593 sq.ft.).

ACCOMMODATION

	Sq. M.	Sq.ft.
Lower Ground Floor		
Office 1	22.34	240
Office 2	21.34	230
Office 3	14.12	152
2 x Toilets with wc & whb		
Ground Floor		
Office 4	22.34	240
Office 5	22.68	244
Office 6	16.10	173
Toilet – whb & wc		
First Floor		
Office 7	10.96	118
Office 8	12.22	132
Office 9	11.40	123
Office 10	11.40	123
Office 11	4.32	46
Office 12	12.59	136
2 x Toilets with wc & whb	2.81	30
Total Net Internal Floor Area	184.61	1,987

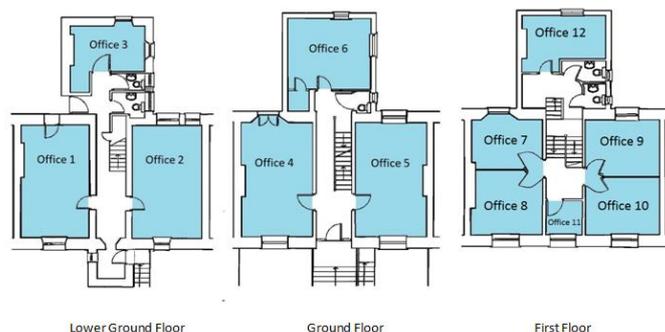
RENT

On application.

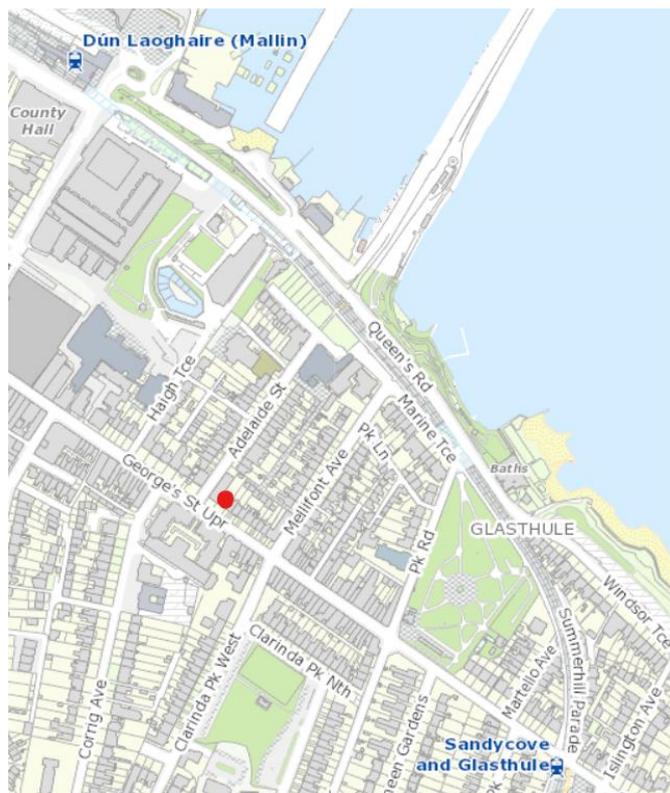
LEASE TERM

Flexible lease terms available.

FLOOR PLAN



LOCATION MAP



BER DETAILS

BER Exempt

VIEWING

Strictly by appointment with sole agent.

CONTACT

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Elliott & FitzGerald

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