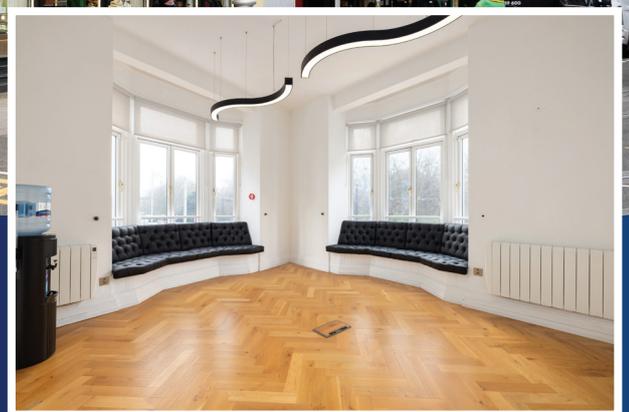




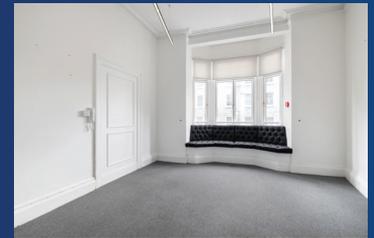
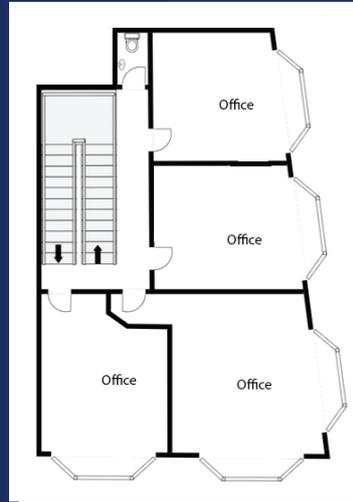
First Floor Offices

13 St. Stephen's Green,
Dublin 2



Attractive first floor offices overlooking St. Stephens Green
68.7 sq.m. / 740 sq.ft





Location:

13 St. Stephen's Green is an iconic period building prominently positioned on the north side of the Green at the corner of St. Stephen's Green and Dawson Street. Located just c. 20 meters from Grafton Street and Stephen's Green Shopping centre, the location provides an unrivalled selection of amenities including an array of restaurants, cafés and high end retail stores. Surrounding occupiers include Royal Irish Automobile Club, Abbey Capital and Chambers Ireland.

This location is well served by excellent public transport routes with the LUAS green line at St. Stephen's Green located just 170 meters from the property and the LUAS green line from Dawson Street located 350 meters away. Numerous Dublin City Bus routes servicing all major routes are accessible from Dawson Street while several Dublin Bike stations are conveniently located around the perimeter of St. Stephen's Green park.

Description:

The first-floor offices at 13 St. Stephen's Green provide for bright and spacious modern accommodation laid out as four separate well-appointed rooms with a separate WC on the first floor. The offices benefit from views onto St. Stephen's Green, ideal for businesses looking to establish themselves at a prime address in the heart of the City Centre.

Accommodation:

	Sq.m.	Sq.ft.
First Floor Offices	68.7	740

Lease:

New Lease Terms

Rent:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton.
Contact Conor Timmins ctimmins@finneganmenton.ie or
Nicholas Corson ncorson@finneganmenton.ie or 01 614 7900.



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