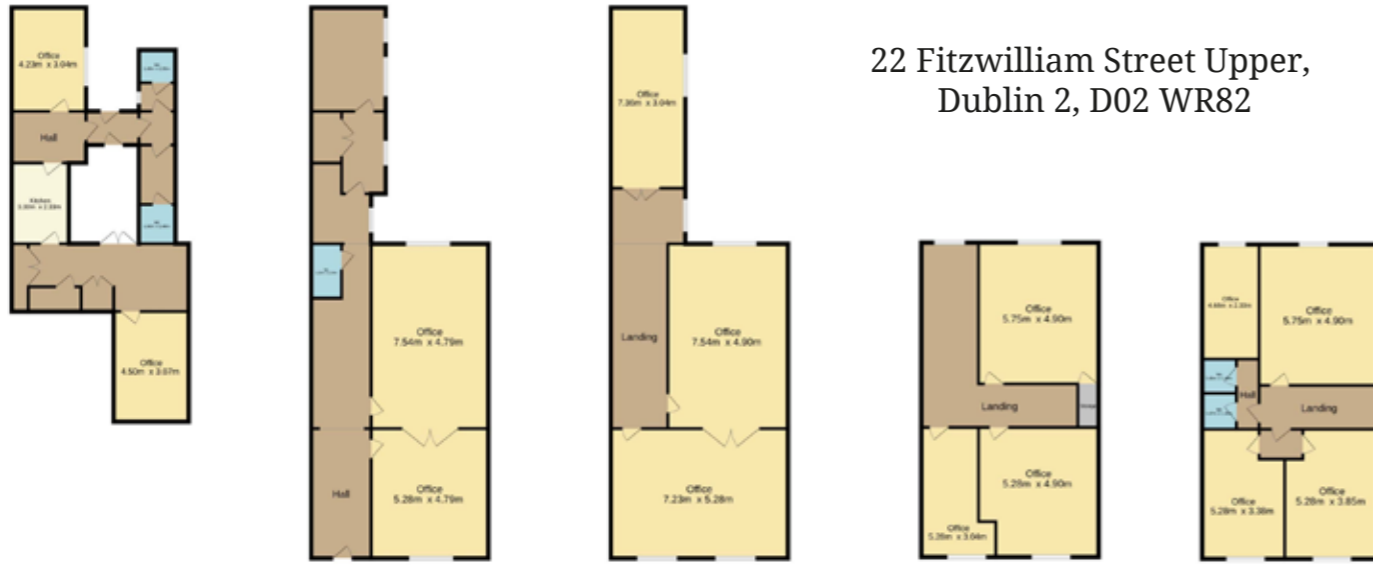


Basement Ground Floor 1st Floor 2nd Floor 3rd Floor



FOR REFERENCE PURPOSES ONLY



To Let

BER Details:
Exempt

Viewing
By appointment only through
sole letting agent
McNally Handy & Partners.

Contact

Carley Fahey
01 664 0206
carley@mcnallyhandy.ie

John Stewart
01-6640202
jstewart@mcnallyhandy.ie

**McNally
Handy**



mcnallyhandy.ie

22 Fitzwilliam Street Upper
Dublin 2
D02 WR82

**McNally
Handy**

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 licence No: 002226.

22 Fitzwilliam Street Upper, Dublin 2,
D02 WR82

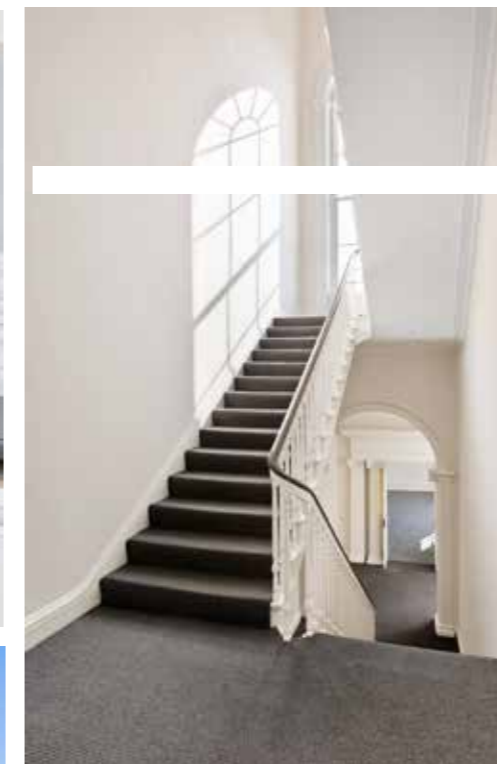
To Let

- **Prime location**
- **Spacious Own Door Office Accommodation**
- **2 Car parking spaces**
- **Approx. 367.77 sqm**

Location:

Number 22 is located on the eastern side of Upper Fitzwilliam Street, between its junction with Fitzwilliam Square and Lower Baggot Street in the heart of Georgian Dublin. This is an excellent location close to public transport networks including Dublin Bus at Baggot Street and Leeson Street, Charlemont LUAS 650m, Pearse Street DART station 1.2km and the 24-hour Aircoach to Dublin Airport has a number of stops close by. A Dublin Bike docking station is 2 minutes' walk on Fitzwilliam Square.

There are a range of amenities located on the doorstep to include restaurants, cafes, bars and retail shops as well as the Burlington, Mespil and Merrion hotels. Merrion Square, St Stephens Green and Leeson Street are close by, making this location ideal for any corporate entity or professional occupier.



Description:

Number 22 Fitzwilliam Street Upper is a four storey over basement, mid-terrace, Georgian building extending to a net internal area of 367.77sqm (3,958.63sqft). The property is laid out in the traditional Georgian layout and the offices are equipped with Cat 5 cabling an intruder alarm, kitchenette, toilet facilities located on various floors. There are two car parking spaces to the rear which are accessed from Lad Lane.

Over the years the property has been well maintained and has retained many of its fine original features to include ornate cornicing and ceiling roses throughout. The bright and well portioned office accommodation offers flexibility for any future occupier. Features:

Features:

- Prime Dublin 2 Georgian office accommodation
- 2 car parking spaces accessed from Lad Lane
- Original Period Features
- Cabling & Perimeter Trunking throughout
- Excellent transportation links

Accommodation:

	SQM	SQFT
Ground Floor & Return	79.26	853.14
Basement	52.33	563.30
First Floor & Return	101.30	1,090.44
Second Floor	61.72	664.39
Third Floor	73.15	787.37
Total NIA	367.77	3,958.63

Quoting Rent

€155,000 per annum exclusive
€2,750 per car space per annum

Rates 2023: €15,752.10
Insurance: €TBC

**McNally
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