



To Let

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PSRA Licence No. 001223

44 Serpentine Avenue 2nd and 3rd Floors, Dublin 4

THE PROPERTY

2nd Floor – approx. 1,025 sq ft

3rd Floor – approx. 728 sq ft

Recently refurbished floors

Close proximity to Ballsbridge

DART at Lansdowne Road Station

SPECIFICATION

Fully refurbished 2nd and 3rd Floors

Mix of open plan and meeting spaces

Air conditioning

Kitchenette

Terrace areas

Toilet on each floor



LOCATION

44 Serpentine Avenue is located in the heart of Dublin 4, adjacent to Meta HQ. The location is well served by public transport with Lansdowne Road DART station within a short distance. There are numerous Dublin Bus routes along Merrion Road providing direct access to the city centre. Ballsbridge is within a short walk offering boutique shops, cafes, restaurants and hotels.

ACCOMMODATION

| Floor | Floor | SQ FT | SQ M |
|-----------------|-------|--------------|------------|
| 2 nd | Floor | 1,025 | 95 |
| 3 rd | Floor | 728 | 68 |
| TOTAL | | 1,753 | 163 |

LEASE TERMS

Available by way of a new lease direct from the Landlord



CONTACT

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