

**Elliott &
FitzGerald**

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**Mount Clarence House,
91 Upper George's Street,
Dun Laoghaire,
Co. Dublin.**

Basement, First & Second Floor Offices To Let



FEATURES



BASEMENT, GROUND & FIRST FLOOR OFFICES



PARKING TO FRONT FOR 3-4 CARS



PRIVATE OUTDOOR AREA TO REAR



GROSS FLOOR AREA c. 2,586 SQ.FT. (240.25 SQ.M.).

LOCATION

The property occupies a prominent and highly accessible position on the north-eastern side of George's Street Upper, one of the principal commercial thoroughfares in the heart of Dun Laoghaire.

Dun Laoghaire is one of South Dublin's most established commercial and residential locations and benefits from an extensive range of retail, leisure and recreational amenities. The property is within easy walking distance of Dun Laoghaire Town Centre, People's Park, Dun Laoghaire Marina and the seafront, together with a wide selection of cafés, restaurants, bars and shops located throughout the town.

The area is particularly well served by public transport. Numerous Dublin Bus services operate in the immediate vicinity, while Dun Laoghaire DART Station is approximately 600 metres from the property, providing frequent services to Dublin City Centre and locations throughout the wider DART network.

The property also enjoys convenient access to the surrounding South Dublin areas of Monkstown, Sandycove, Glasthule, Dalkey and Blackrock, making it an attractive and convenient office location.

DESCRIPTION

Mount Clarence House comprises an attractive two-storey over basement mid terrace period property, providing well proportioned office accommodation arranged over three levels.

The building retains the character and proportions associated with a period property while providing flexible office accommodation suitable for a variety of occupiers. Internally, the accommodation is arranged as a combination of larger open-plan areas and individual offices, allowing for a mix of collaborative working areas, private offices and meeting rooms.

The property benefits from off-street car parking to the front for approximately 3–4 cars, an increasingly valuable amenity in this central Dun Laoghaire location. There is also the benefit of a private outdoor area to the rear of the property.

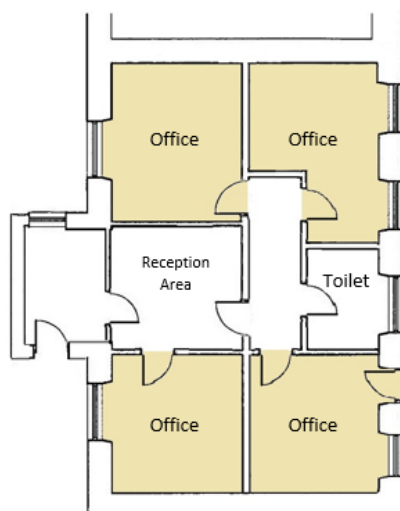
Overall, the accommodation provides an attractive opportunity for an occupier seeking a self-contained office building with its own parking, within walking distance of Dun Laoghaire town centre and its extensive range of amenities and public transport connections.

The property extends to an overall gross floor area of approximately 2,586 sq. ft. (240.25 sq. m.).

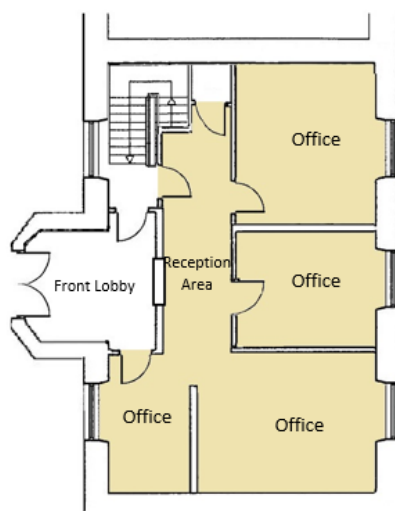
ACCOMMODATION

	Sq. M.	Sq.ft.
Basement		
Entrance Lobby		
Reception Area	7.34	79
Office (1) to front	17.12	184
Office (2) to rear	21.69	233
Office (3) to front	13.46	145
Office (4) to rear	8.65	93
Bathroom with whb & wc		
Ground Floor		
Front Lobby	7.80	84
Office (5) to front	12.06	130
Office (6) with tea station	19.54	210
Reception Area	11.93	128
Office (7) to rear	10.65	115
Office (8) to rear	11.08	119
Under stairs storage		
First Floor		
Office (9) to front	7.75	83
Office (10) with dual aspect	31.05	334
Office (11) to rear	18.75	202
2 x Toilets with wc & whb		

FLOOR PLAN



Basement



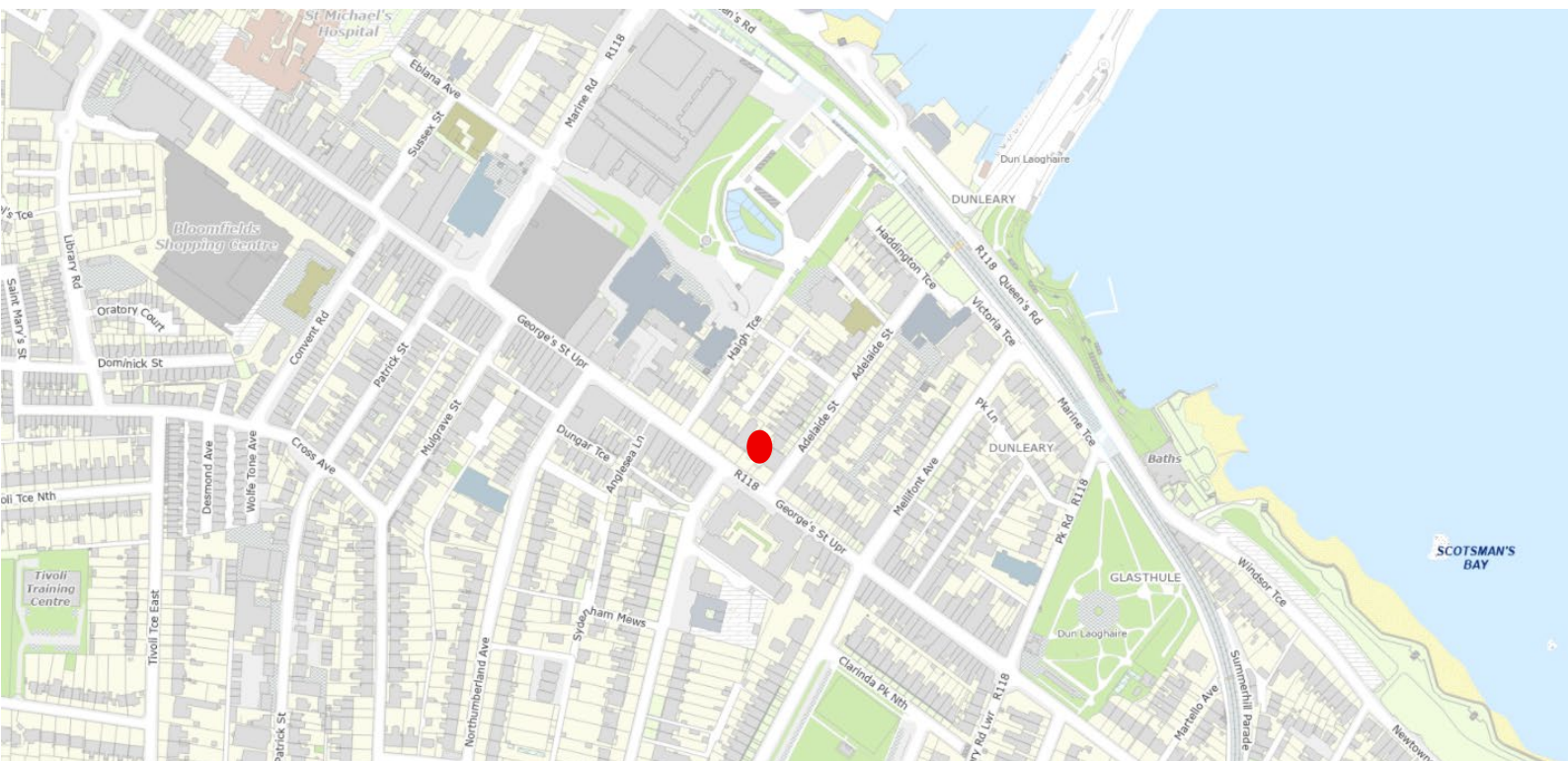
Ground Floor



Upper Floor

For Identification Purposes Only

LOCATION



RENT & RATES

On application.

LEASE TERM

Flexible lease terms available.

BER DETAILS

BER Exempt.

VIEWING

Strictly by appointment with sole agent.

CONTACT

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PSRA License No.: 003298

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