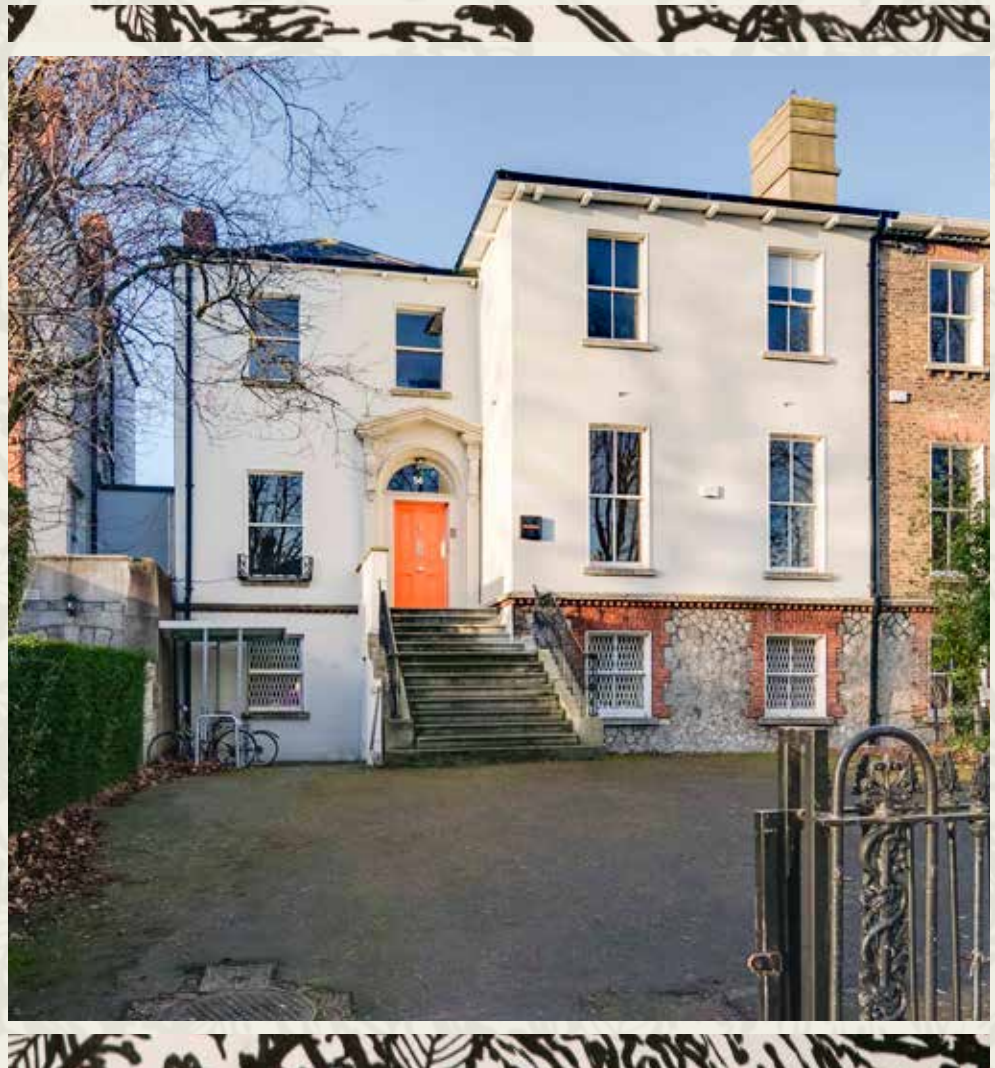


TO LET

14 Leeson Park Dublin 6

D06 X563





Featuring

- Six off—street car parking spaces
- Gas fired central heating
- Original period features
- Mixture of floor boxes and perimeter trunking
- Bike Shelter/Bike Rack for up to 12 bikes

Ideally Placed

Number 14 is located on the western side of Leeson Park, between its junction with Winton Road and Appian Way. This is an excellent location close to a host of public transport networks including Dublin Bus and the Green Line Luas. There is a range of amenities located on the doorstep to include restaurants, cafés, bars and retail shops. Leeson Street, Ranelagh, Fitzwilliam Square, St Stephen's Green are all close by, making this location ideal for any corporate entity.





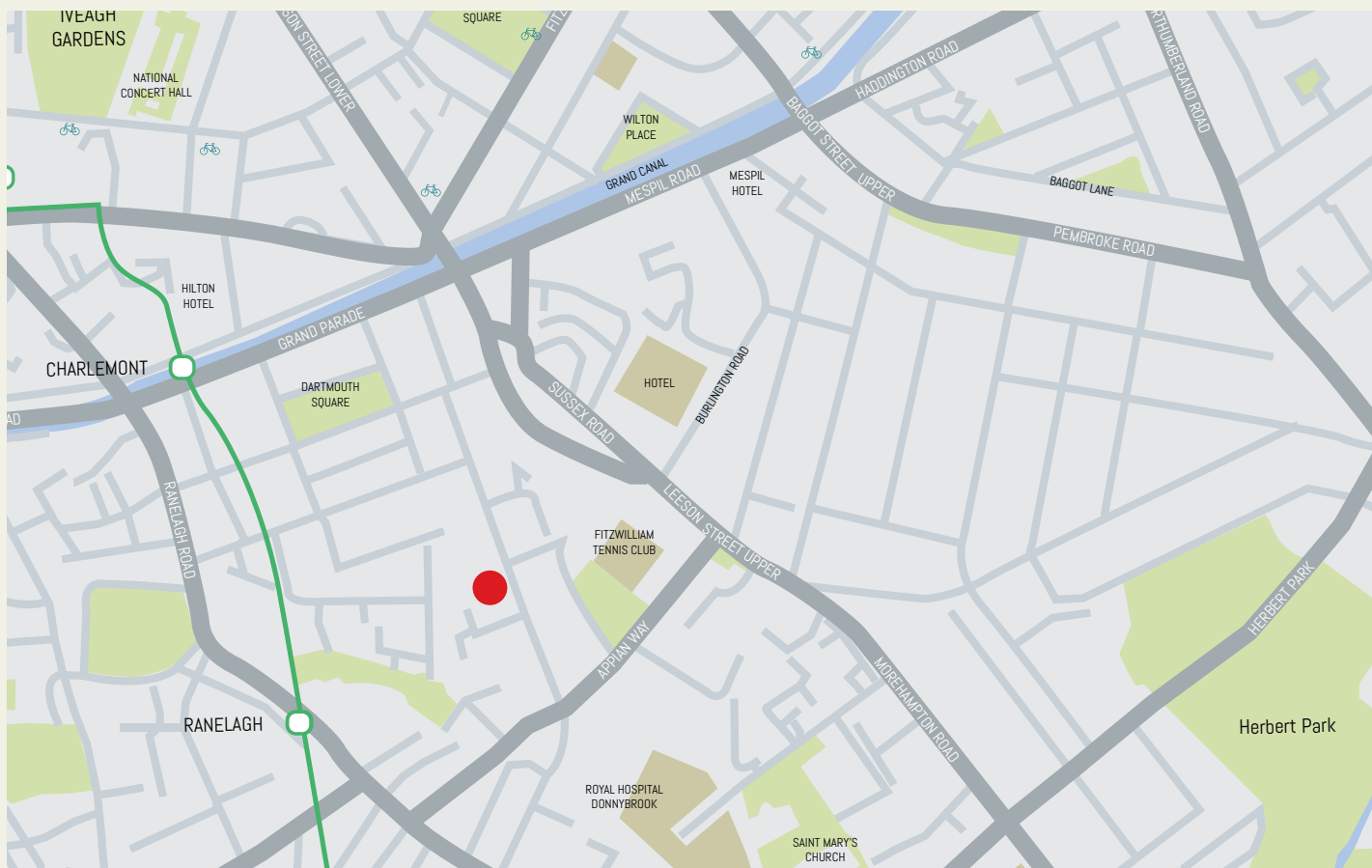
Excellent Proportions

Number 14 Leeson Park comprises two—storeys over garden level, this semi—detached period building extends to a net internal area of 291.38 sqm (3,136.39 sqft) along with a detached studio to the rear c. 15.27 sqm (163.61 sqft). There is the benefit of six off—street car parking spaces and a bike shelter/bike rack for up to 12 bikes. The property has retained many of its fine original features to include ornate cornicing and ceiling roses. The bright and well portioned office accommodation offers flexibility for any future tenant. The property has the benefit of wall mounted cabling and floor boxes to part, kitchenette facilities and building alarm.



The boardroom features a unique hand drawn mural which was completed using a Sharpie marker by English artist Charlotte Mann, along with a sample of William Kilburn designed wall paper





Not to scale. for illustrative purposes only.

Accommodation	SQM	SQFT
Garden Level	106.25	1,143.70
Hall Floor	98.48	1,060.03
First Floor	86.65	932.67
Total NIA	291.38	3,136.39

Studio Office	15.27	164.36
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Rates 2020

€11,256

Quoting Rent

€125,000

Insurance

€TBC

Viewing

By appointment only through Sole Agent
McNally Handy & Partners.

BER Details

BER EXEMPT

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