

TO LET BY ASSIGNMENT

ENTIRE GEORGIAN OFFICE BUILDING & REAR MEWS

12 HERBERT STREET, DUBLIN 2



- WALK IN CONDITION
- 4 CAR SPACES
- PRIME LOCATION
- SEPARATE ACCESS TO MEWS
- GEORGIAN BUILDING COMPRISES 282 sqm (3,030 sqft)



LETTING AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2



KELLY WALSH
property advisors & agents

01.664.5500

www.kellywalsh.ie



Entrance Hall



Internal Detail



Stairwell

LOCATION

The property is situated in a prominent position on Herbert Street, a short distance from its junction with Lower Baggot Street.

Located in the heart of Dublin's Central Business District, adjacent to Baggot Street, Merrion Square and Fitzwilliam Square, the area is regarded as one of Dublin's premier business locations.

The area's popularity as an office location is identified by numerous multi national occupiers who have chosen to locate in

the vicinity. These include Bank of Ireland HQ, Google, Treasury Holdings, EBS Building Society, Anglo Irish Bank, AIB Investment Managers and many solicitors' practices.

In terms of amenities, the property is superbly located, only a short distance from the prime retail district of Grafton Street and Stephen's Green. Nearby Baggot Street and Ballsbridge offer a wide variety of restaurants, bars and hotels and entertainment venues as well as magnificent public parks and canal walks.

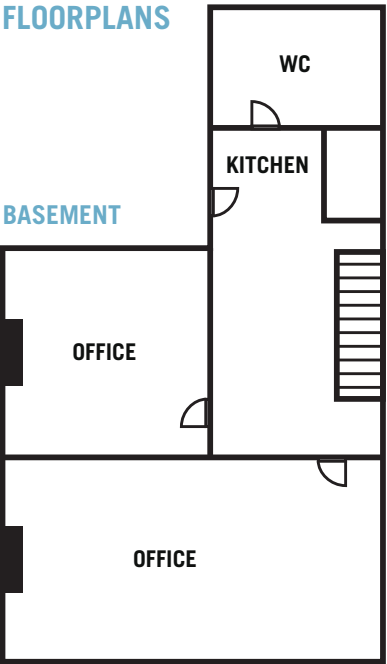
DESCRIPTION

The property comprises a traditional four storey over basement mid terrace Georgian building, which has recently been restored to excellent condition. The property offers a fantastic opportunity to create a corporate headquarter in Georgian splendour.

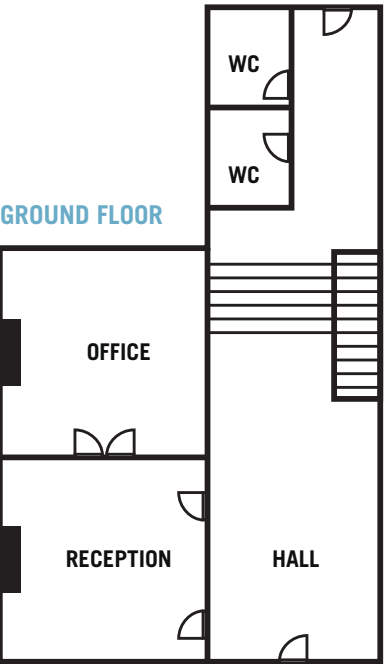
The property has all services available and is alarmed. All the original features remain and it offers flexible office space. The main building comprises 282 sqm (3,030 sqft) and the mews comprises 68 sqm (730 sqft)

FLOORPLANS

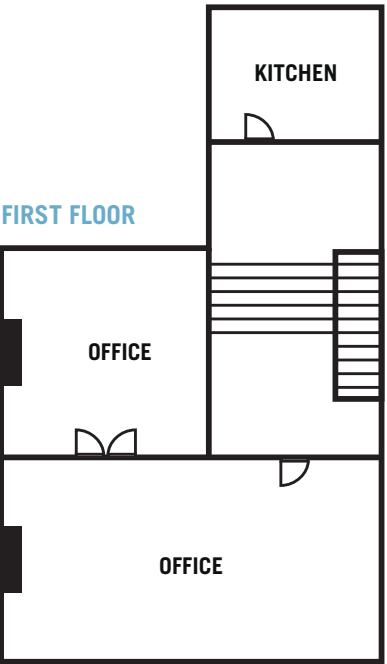
BASEMENT



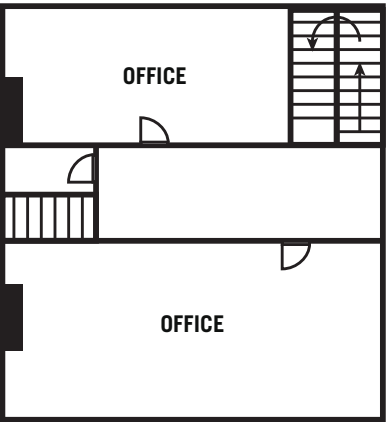
GROUND FLOOR



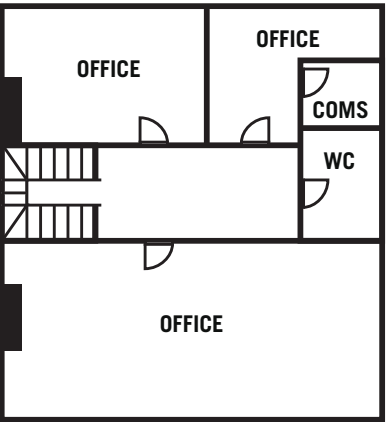
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Interconnecting Rooms



Excellent Natural Light

ACCOMMODATION

12 Herbert Street	sqm	sqft
Basement	54	580
Ground	47	505
First	76	817
Second	50	540
Third	55	590
Mews	68	730

*Floorplan Not to Scale - Reference Only.

LEASE TERMS

The space is available by way of assignment, lease details available on request. The main building can be leased separately from the mews.

RENT

On application.

VIEWINGS

Strictly by prior appointment.

CONTACT

For more information or to inspect the property please contact **Helena Kelleher** or **Garvan Walsh** at Kelly Walsh Property Advisors & Agents. E-mail: helena@kellywalsh.ie or garvan@kellywalsh.ie

PSRA Licence No: 002885

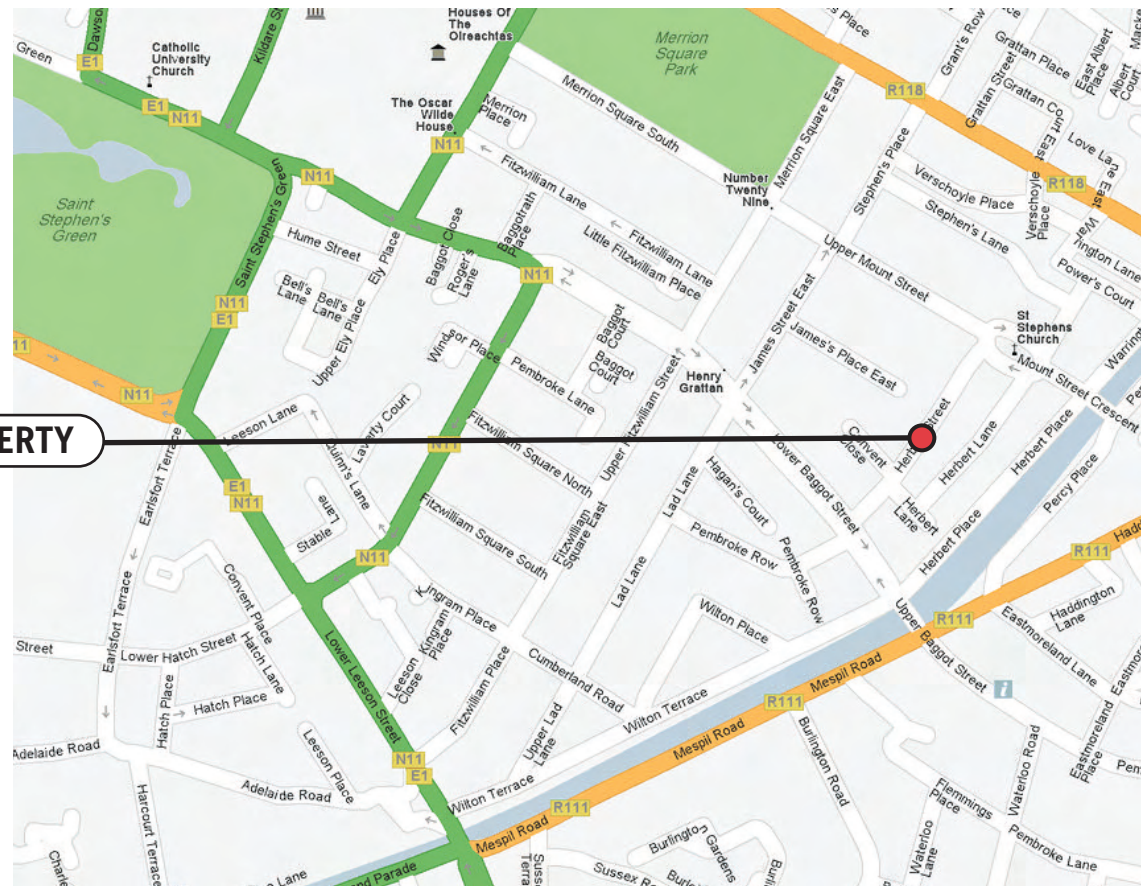


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THE PROPERTY



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