

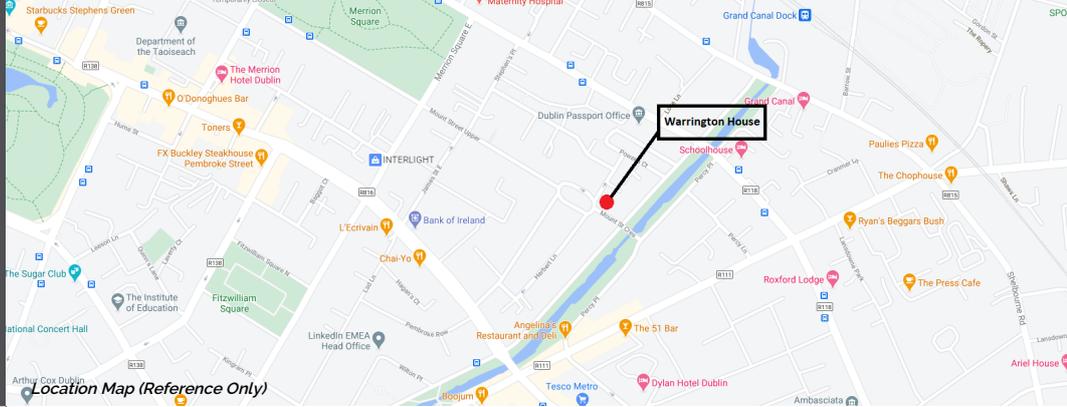


Self-contained ground floor offices,
Warrington House, Dublin 2, D02 HC65

OFFICE SPACE TO LET



- Modern ground floor office space extending to 154 sq.m. (1,659 sq.ft.)
- Prime location in the heart of Dublin's business district.
- Well-presented accommodation with a mix of open plan and cellular offices.
- Manned reception area.
- Available by way of lease assignment or sub-letting.



Reception



Office Access



Cellular offices



Office space

DESCRIPTION

These well-presented modern self-contained offices are in turn key condition and available to occupy immediately.

The floor space, extending to 154 sq.m. (1,659 sq.ft.), is currently laid out in a combination of cellular and open plan format.

The accommodation provides for suspended ceilings with recessed lighting. Air conditioning is provided throughout. A kitchenette and comms room are provided within the demise.

Access is directly from the main ground floor Reception area. There are bathroom facilities provided on the ground floor common area.

LOCATION

Warrington House is located beside the Pepper Canister Church on Mount Street Crescent positioned between the eastern end of Mount Street Upper and Warrington Place on the Grand Canal, Dublin 2.

The LUAS is accessible at St. Stephens Green approximately 1.5 kilometres west of the subject premises.

The closest DART station is at Grand Canal Dock approximately 0.6 kilometres north of Warrington House. There are a number of bus companies providing regular services



Office Space



Location

to and from the City Centre and surrounding areas. Nearby occupiers include Google, Bord Gáis Energy and Cairn Homes.

LEASE

The accommodation is available to let by way of assignment or sub-letting, subject to Landlord's consent.

The current lease expires on 15th February 2025.

BER

BER D1. BER no. 800625337. Certificate is available upon request.

RENT

€74,660 per annum.

RATES

€7,021.60 per annum (2020).

SERVICE CHARGE

€13,742.84 per annum (2020).

VIEWING

Strictly by prior appointment with the sole letting agent.

CONTACT

For more information and inspection, please contact **Seán Dillane** or **Jeremy Kelly** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email sean@kellywalsh.ie/jeremy@kellywalsh.ie.