



REAL ESTATE
ADVISERS

TO LET

COMMERCIAL UNIT
15 LOMBARD STREET EAST, DUBLIN 2



EXECUTIVE SUMMARY

Own door building with ground floor retail

Extending to approximately 101 sq.m. (1,095 sq.ft.)

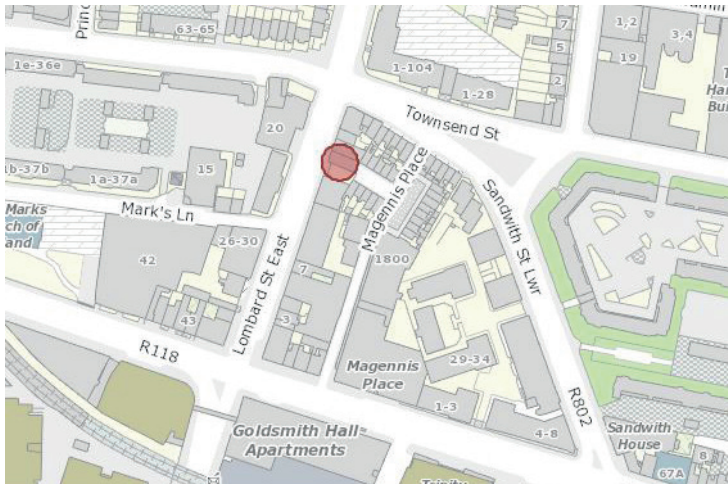
High volume pedestrian and vehicular traffic

Prominent frontage

Suitable for variety of use's.

LOCATION

The property occupies a high-profile position on Lombard Street East, offering excellent signage opportunity to prospective occupiers. Located within a short distance from Dublin City Centre, the property is well supported by public transport with Pearse Street DART Station only 170 metres away. Easily accessed via Dublin Bus and LUAS Green Line. Abundance of amenities nearby.



DESCRIPTION

The property comprises a 3-storey own door commercial unit suitable for a variety of use's subject to P.P.

The property was recently refurbished with plaster and painted walls, timber flooring and fluorescent lighting and is ready for tenant fit-out.

ZONING

The property is zoned objective Z5 in the Dublin City Development plan "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity", a number of different uses are permitted - civic offices, delicatessen, medical and related consultants, office, training centre and shops. A change of use may be required to facilitate some of the uses.



QUOTING RENT

€40,000 per annum.

LOCAL AUTHORITY RATES

Approx €4,500 per annum.

BER



BER No.: 800674707

EPI: 1084.48 kWh/m²/yr 2.98

LEASE TERMS

Flexible new lease terms available.

VIEWINGS

All viewings are strictly by appointment through the sole letting agent.

For further information please contact:

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PSRA Registration No. 003587

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