



REAL ESTATE  
ADVISERS

TO LET

**14 WHITEFRIARS,  
PETER ROW, DUBLIN 2, D02 P573**



## EXECUTIVE SUMMARY

Own door office in central location

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Turnkey condition

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Recently refurbished

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c.164 sq.m. (1,767 sq.ft.)

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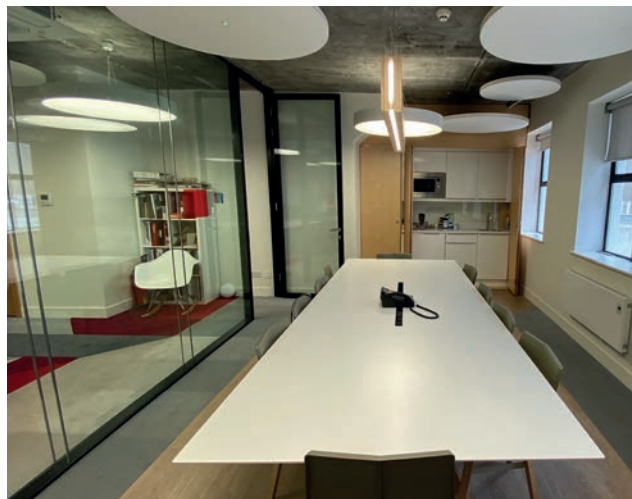
3 secure car parking spaces.



## LOCATION

The office is centrally located just off Aungier Street, close to its junctions with Cuffe Street and Wexford Street while St. Stephens Green and Grafton Street are closeby.

The property enjoys proximity to an abundance of cafes, restaurants and staff amenities on Aungier Street and Camden Street. Transport links in the locality are excellent with numerous Dublin bus routes and the LUAS green line at St. Stephens Green as well as Dublin Bike Stations all closeby.



## DESCRIPTION

Mid terraced, 3 storey, own door office in turnkey condition. Predominantly open plan with kitchenettes on the ground and 1st floors.

Benefitting from a recent refurbishment giving an ultra modern feel. Finishing includes plastered and painted walls, feature exposed concrete ceilings on the ground and 1st floors with plastered ceilings on the top floor, acoustic sound panels and raised access floors with carpet/vinyl covering. The property has the benefit of air conditioning.

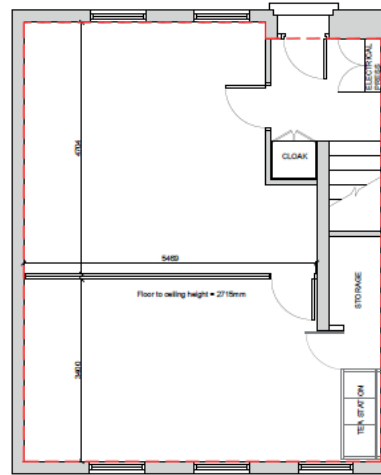
## ACCOMMODATION

The approximate gross internal area of the property is as follows:

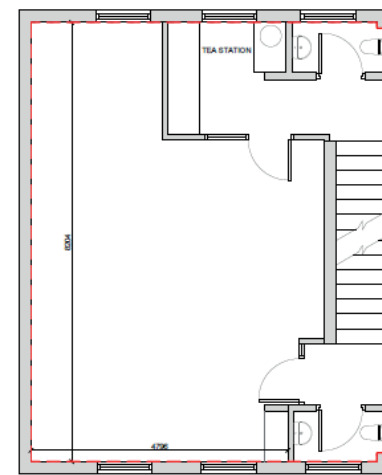
	SQ.M.	SQ.FT.
GROUND FLOOR	54.7	589
FIRST FLOOR	54.7	589
SECOND FLOOR	54.7	589
<b>TOTAL</b>	<b>164.1</b>	<b>1,767</b>

All intending tenants are specifically advised to verify the floor areas and to undertake their own due diligence.

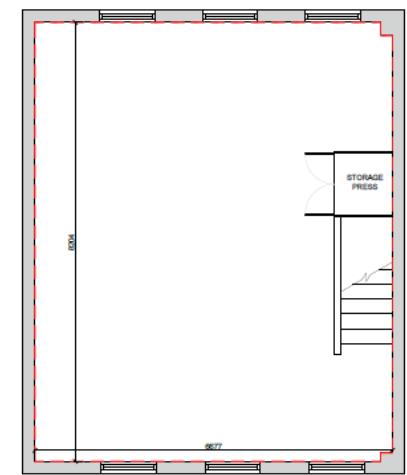
## FLOOR PLAN



EXISTING GROUND FLOOR LAYOUT



EXISTING FIRST FLOOR LAYOUT



EXISTING SECOND FLOOR LAYOUT



## QUOTING RENT

On application.

## COMMERCIAL RATES

Rates payable for 2020: c. €5,620.

## MANAGEMENT CHARGE

€1,464 per annum.

## BER



BER No.: 800218497

EPI: 663.65 (kWh/m<sup>2</sup>/yr)

## VIEWINGS

All viewings are strictly by appointment through the sole letting agent QRE Real Estate Advisors.

## AGENT DETAILS

### QRE Real Estate Advisors

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PSRA Registration No. 003587

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