



TO LET

**SECOND AND THIRD FLOOR,
CATHEDRAL COURT, NEW STREET SOUTH,
DUBLIN 8**

MODERN OFFICE OPPORTUNITY

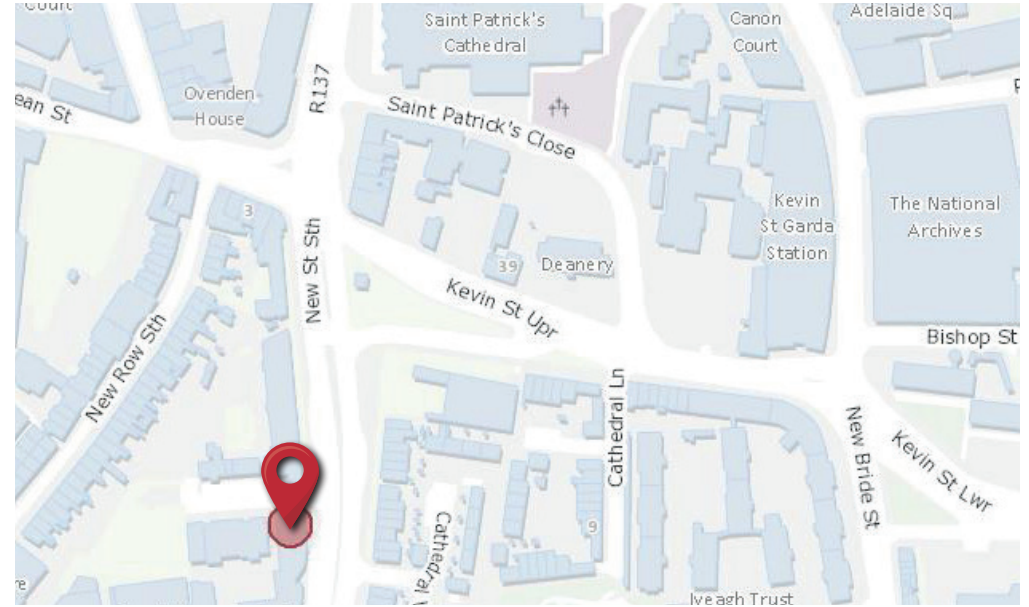


LOCATION

Cathedral Court is a vibrant mixed use residential and commercial development located on New Street South, Dublin 8. The occupants can enjoy a range of onsite amenities, including shops, bars and restaurants.

There are good public transport links with the immediate vicinity with the Green Line Luas circa 7 min walk away at St Stephens Green and a host of Dublin Bus routes from New Street South.

Dublin 8 has witnessed a transformation of the local area in recent years by the development of the Eight Building in Newmarket Square and Fumbally Office Developments at the nearby Fumbally Square and the recent construction of both the Maldron Hotel and Hyatt Centric provide additional amenities for potential occupiers.



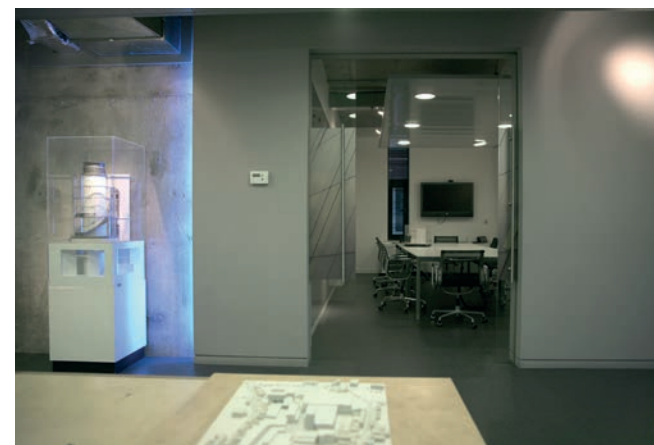
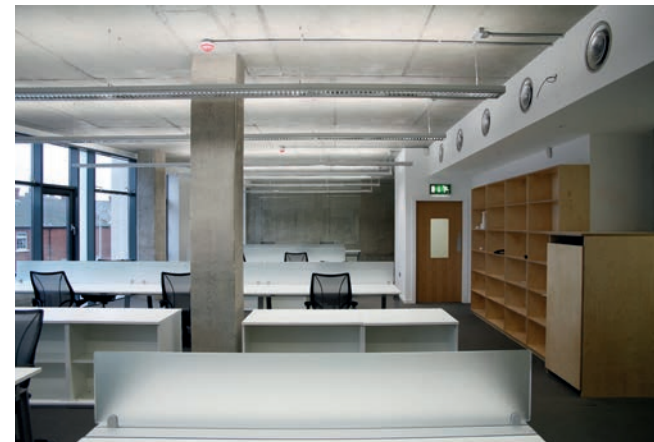
DESCRIPTION

The subject property comprises the second and third floor of Cathedral Court with floor plates extending from 248 sq.m. (2,670 sq.ft.) - 500 sq.m. (5,381.96 sq.ft.) Net Internal Area.

The accommodation is well proportioned and is fitted out to a high standard to include reception and waiting area, cellular glazed meeting rooms, open plan office accommodation, kitchen facilities, comms room, storage, and WC accommodation.

Notable features include exposed concrete ceilings and columns. There is also a state of the art AOV system in situ.

In addition to this, 5 basement car parking spaces are demised to the property. Also demised is a basement storage space extending to approximately 25 sq.m. (270 sq.ft.).



RENT

€35 per sq.ft.

SERVICE CHARGE

€6.10 per sq.ft.

LOCAL AUTHORITY RATES

€5.84 per sq.ft.

BER



Number: 800782021. Rating: 256.9 kWh/m²/yr.

LEASE TERMS

Available on flexible new lease terms.

VIEWING

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

AGENTS DETAILS

QRE Real Estate Advisers

Brian Kelly BSc Hons

E: brian.kelly@qre.ie

M: +353 (0) 87 3374 933

David O'Malley MRICS MSCSI

E: david.omalley@qre.ie

M: +353 (0) 86 8579 209

qre.ie



PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.