



FIRST & SECOND FLOORS
ONE STEPHEN STREET
DUBLIN 8

To Let - Modern Offices





SUMMARY



MODERN FITTED REFURBISHED OFFICE SPACE



CENTRAL CITY LOCATION



10 CAR PARKING SPACES



AVAILABLE IN THERE ENTIRETY OR AN A FLOOR BY FLOOR BASIS



500M FROM LUAS GREEN LINE



FLEXIBLE NEW LEASE TERMS AVAILABLE



EXTENDING TO APPROXIMATELY 820 SQ.M. (8,834 SQ.FT.) NIA





LOCATION

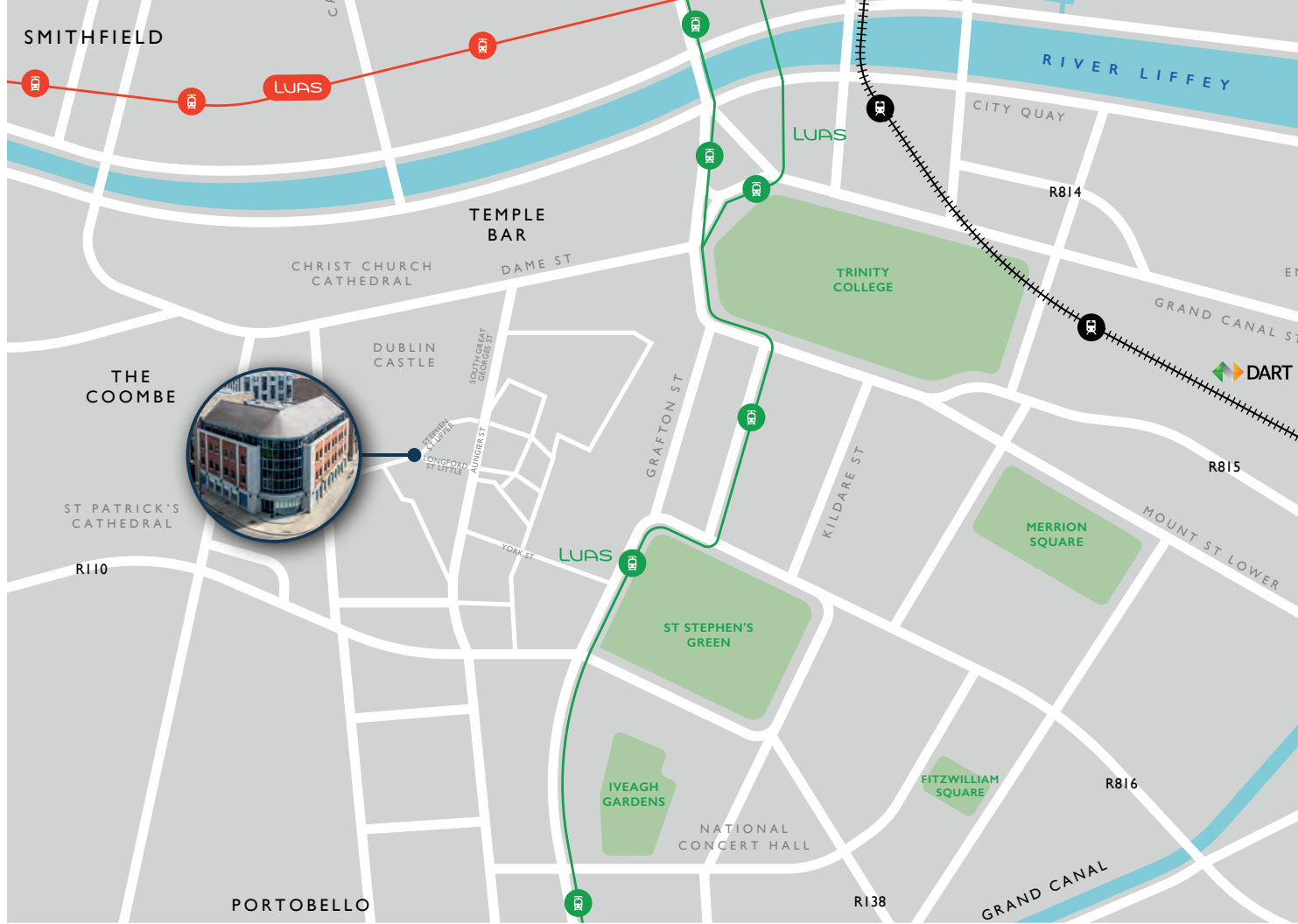
The property is prominently located at the corner of Stephen Street Upper and Little Longford Street in Dublin 8. These streets run parallel and connect to South Great George's Street before merging with Golden Lane in front of the property.

Just a 5-minute walk from Grafton Street and St. Stephen's Green, the property is conveniently close to all major amenities. It also enjoys excellent transport links, with the LUAS at St. Stephen's Green and numerous bus stops nearby.

The surrounding area has undergone significant development in recent years, featuring new mixed-use buildings, modern office blocks, and hotels. Dublin 8 is now one of the city's most dynamic districts, and this property is ideally situated at the intersection of Dublin 2 and Dublin 8.

The building is well connected to a variety of amenities within walking distance:

-  **LUAS Green Line** 500 meters
-  **Grafton Street** 500 meters
-  **Dublin Bus** 100 meters
-  **Dublin Bike** 10 meters





DESCRIPTION

One Stephen Street is a modern office building located at the corner of Golden Lane. This four-story building with a basement spans approximately 1,697 sq.m. (18,295 sq.ft.) and serves as the headquarters of the Financial Services Union.

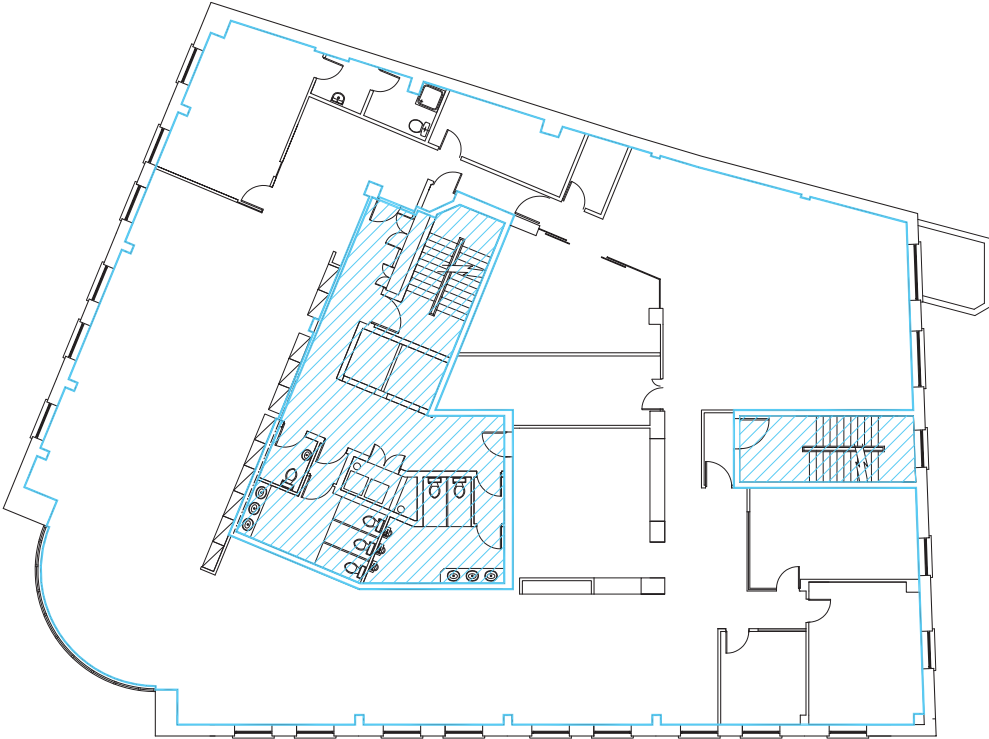
Available office spaces include the first floor (4,813 sq.ft.) and the second floor (4,021 sq.ft.). These newly refurbished areas can be let together or as separate suites. The building offers up to 10 secure car parking spaces, along with showers and bicycle racks in the basement for tenants.

The ground-floor reception, refurbished to a high standard, is staffed during business hours, and secure building access is available 24/7. Office accommodations feature modern turnkey specifications such as raised access floors, carpets, suspended ceilings, and air-conditioning.

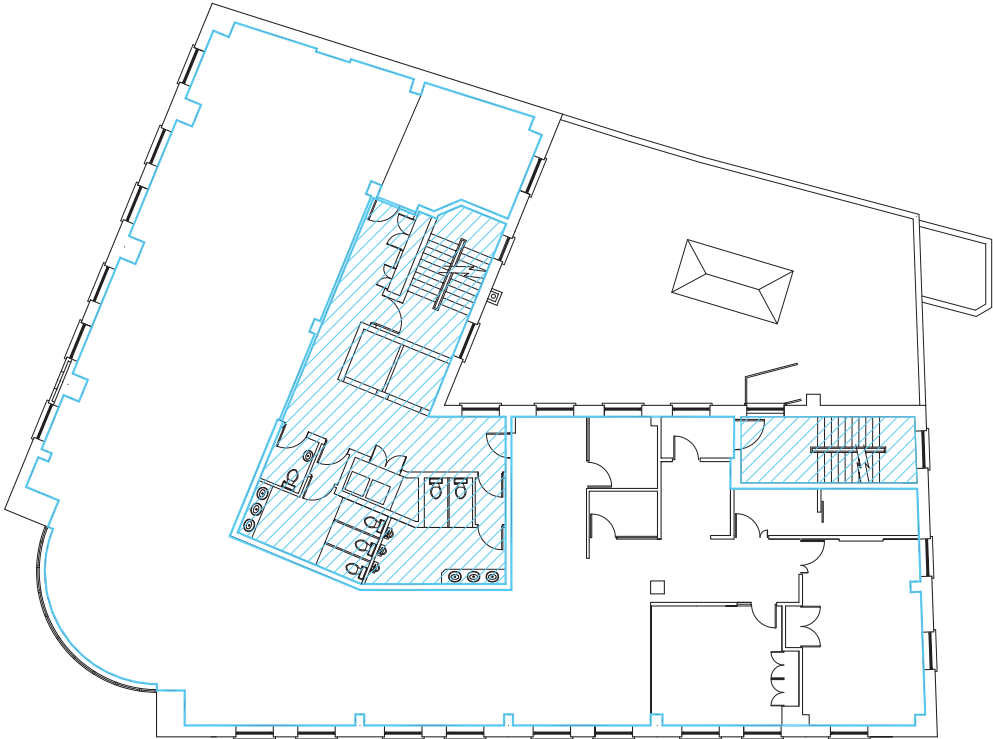
Freshly painted and refurbished, the offices include new carpets, kitchen facilities, private offices with glazed partitions, and meeting rooms. They are immediately available for occupation, subject to furnishing, and offer a plug-and-play solution with flexible lease terms. The spaces are also suitable for further modifications to meet specific occupier requirements.



FLOORPLANS



FIRST FLOOR



SECOND FLOOR

RENT

€39.50 per sq.ft.

RATES

€4.60 per sq.ft.

SERVICE CHARGE

Refer to agent.

BER



VIEWING

By appointment with sole letting agents.

AGENTS DETAILS

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PSRA Registration No. 003587.

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