



TO LET

14 MONTAGUE LANE, DUBLIN 2

CENTRALLY LOCATED OFFICE OPPORTUNITY

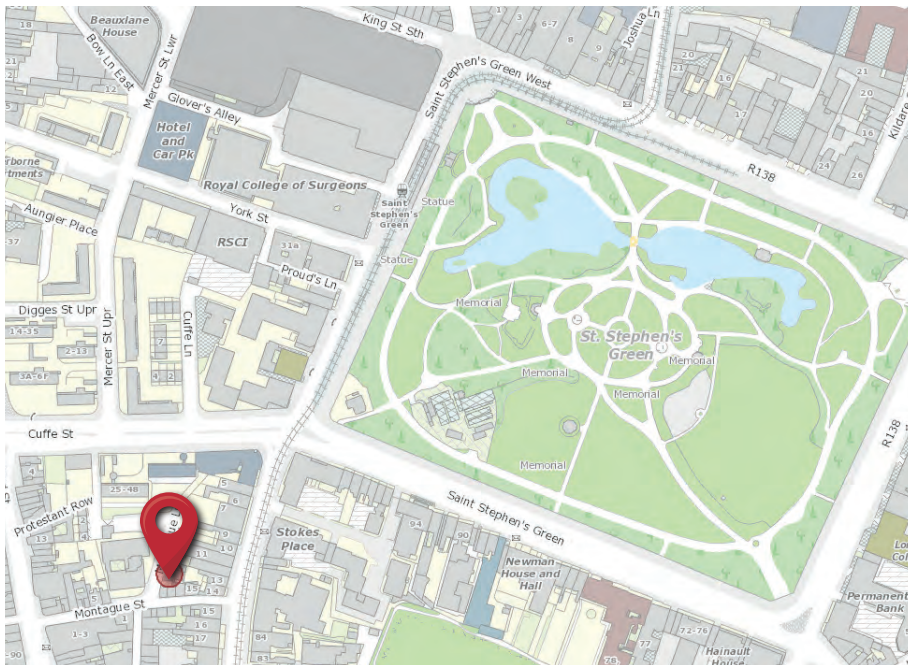


DESCRIPTION

The property comprises an office building of approximately 279 sq.m. (3,003 sq.ft.) NIA arranged over three floors.

The ground floor comprises a large reception area, kitchen, comms room and board room. The first and second floor comprise of a predominately open plan offices with 2 cellular offices/boardroom. The third floor is set back and provides for a roof terrace along the perimeter.

The specification includes carpet covered floors with perimeter trunking wired for power and data cabling, suspended ceilings with recessed light fittings, electric heating, ladies and gent's toilets on each floor and shower facilities.

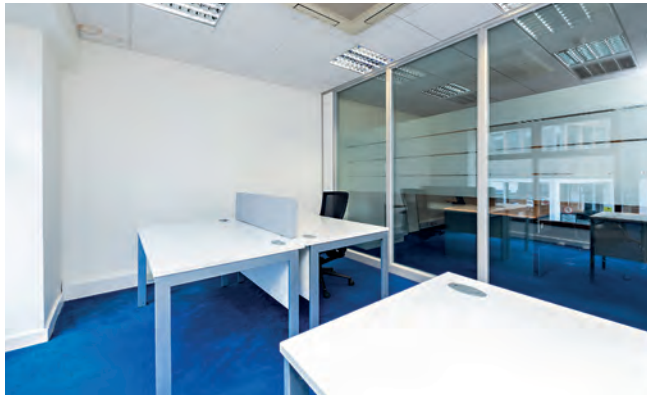


LOCATION

The subject property is located on the corner of Montague Street and Montague Lane just off Harcourt Street.

The property is centrally located in Dublin 2, approximately 200m from St Stephens Green and 800m from Grafton Street, Ireland's prime retail destination. This is a well-established office location with occupiers including KPMG, Mazars, Dropbox, Ernst & Young, Aviva and Deloitte all in the immediate vicinity. Harcourt Street is parallel to Camden Street / Wexford Street which provides a diverse mix of cafés, restaurants and bars, and making it a very desirable office location.

The property is very well serviced by public transport with a combination of bus, light rail and rail routes close by. Harcourt Street Luas stop is located 150m to the north of the property offering connectivity between north and south Dublin. There is a Dublin Bus Stop located 200m away with multiple bus routes to north, south and west Dublin. Pearse Street Dart Station is 1.7km away offering connectivity to the outer Dublin area. There is also a Dublin Bikes Station one minute from the property.



RENT

€35 per sq.ft.

LOCAL AUTHORITY RATES

€3.17 per sq.ft.

BER



LEASE TERMS

Available on flexible new lease terms.

VIEWING

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

AGENTS DETAILS

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