



STEPHEN COURT

4TH, 5TH & 6TH FLOORS

18-21 St Stephen's Green, Dublin 2

APPROX. NET INTERNAL AREAS

FLOOR	SQ.FT.
4th	15,145
5th	14,620
6th	12,813

COSTS	PER SQ.FT P/A
Quoting Rent	€40
Rates	Approx. €4.50
Service Charge	€5.60



UNRIVALLED LOCATION FRONTING ST STEPHEN'S GREEN







SPECIFICATION

LEASE

Available on a new short-term flexible lease

COMMON AREAS

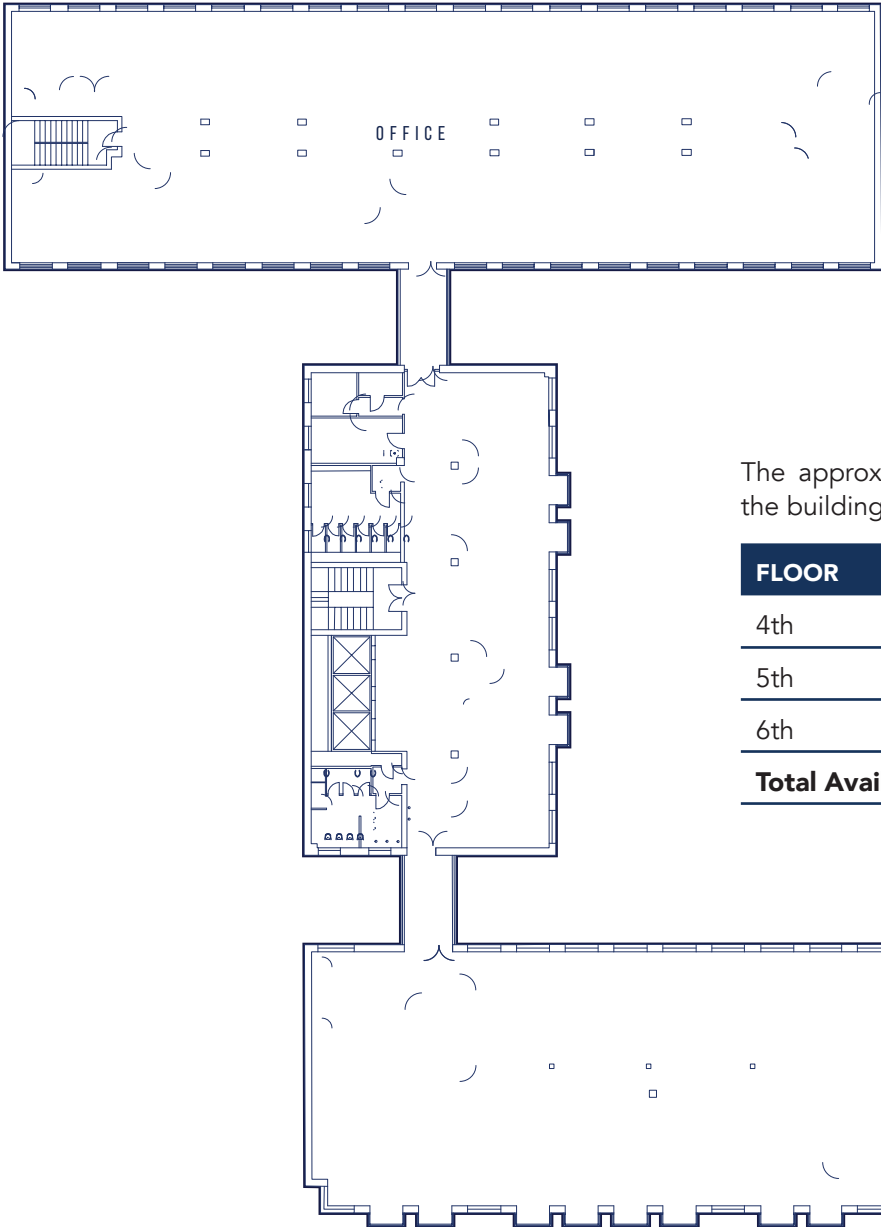
- Entrance lobby and reception recently upgraded to an excellent standard
- 3 passenger lifts
- CCTV monitoring system
- Ample car parking

OFFICE SPECIFICATION

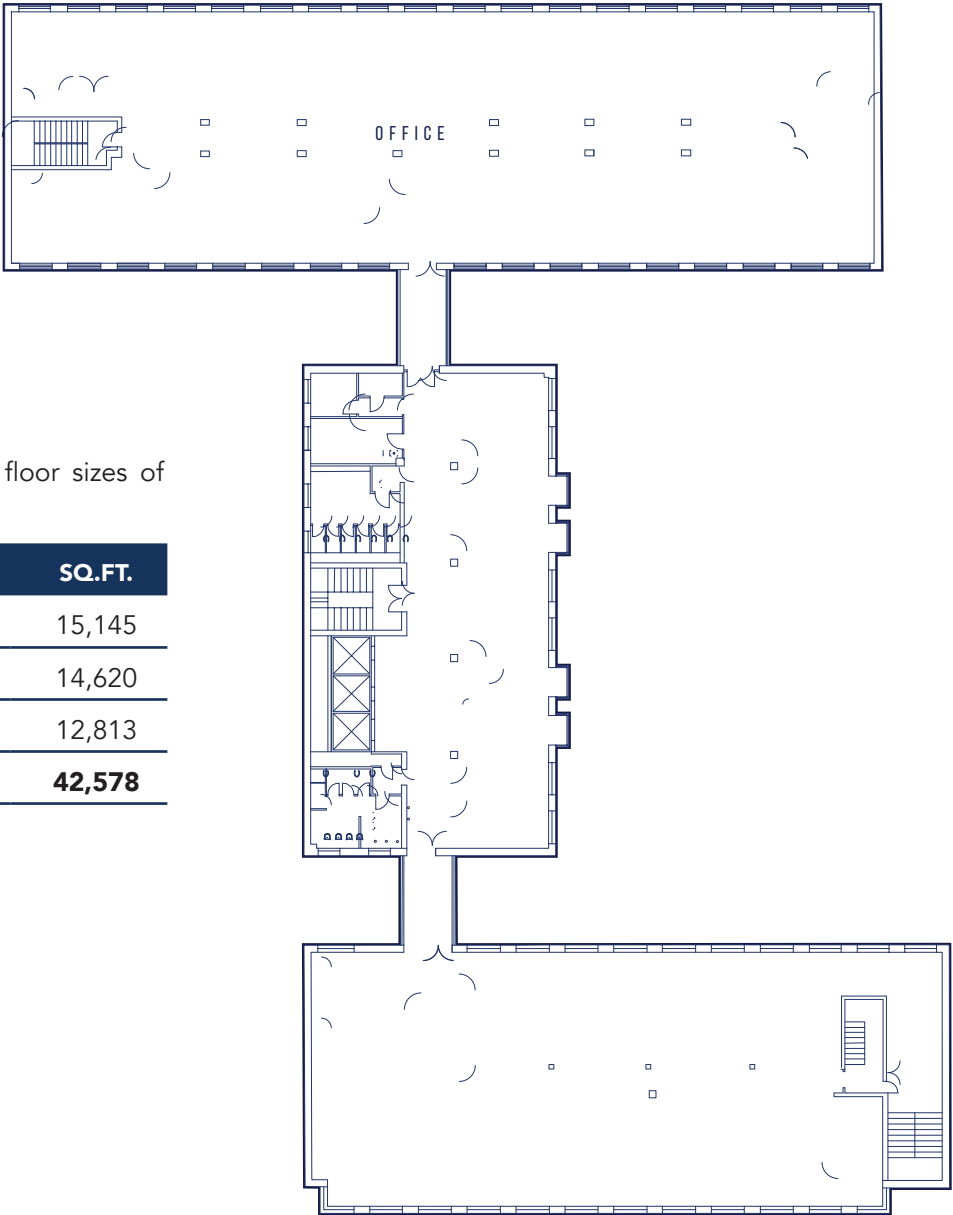
- Suspended metal ceiling tiles with recessed lighting
- Perimeter trunking throughout
- Plastered and painted walls
- Carpeted floor tiles throughout
- Mixture of open plan and cellular office accommodation
- Canteen and tea station
- Ladies and gents toilet facilities on all floors
- Shower facilities on all floors.

FLOOR PLANS

4TH FLOOR



5TH FLOOR



The approximate net internal floor sizes of the building are as follows:

FLOOR	SQ.M.	SQ.FT.
4th	1,407.00	15,145
5th	1,358.32	14,620
6th	1,190	12,813
Total Available	3,956	42,578



AGENT DETAILS

David O'Malley

MRICS MSCSI

M: +353 (0) 86 857 9209

E: david.omalley@qre.ie

Brian Kelly

BSc Hons

M: +353 (0) 87 337 4933

E: brian.kelly@qre.ie

Conor Whelan

MRICS MSCSI

M: +353 (0) 86 777 8808

E: conor.whelan@qre.ie

qre.ie



PSRA Registration No. 003587.

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