



TO LET

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

MODERN OFFICE OPPORTUNITY

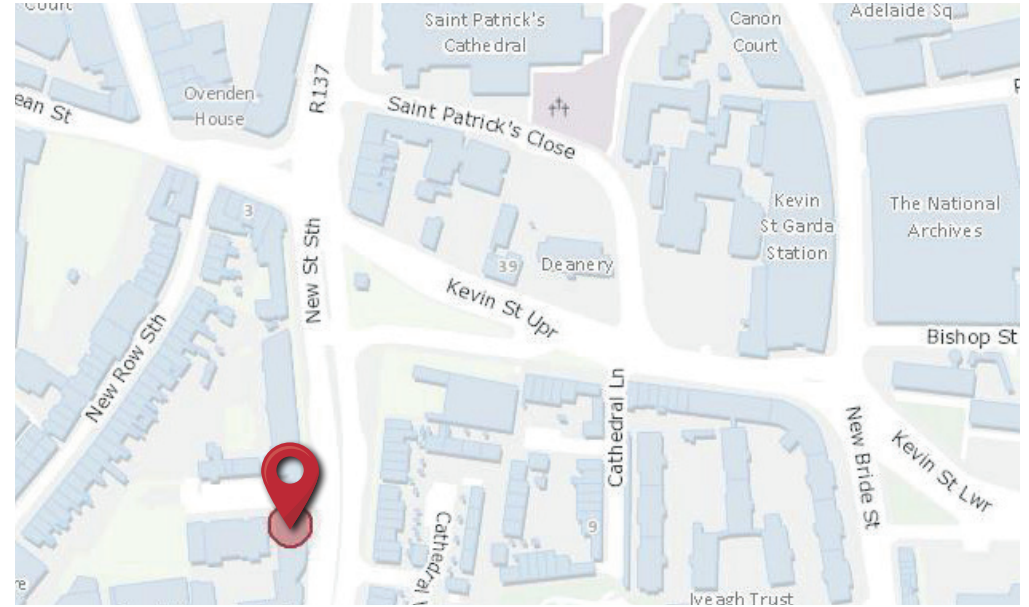


LOCATION

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.



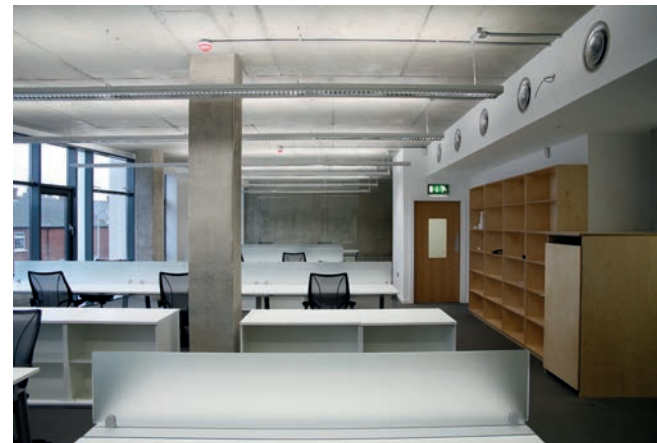
DESCRIPTION

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

BER TBC

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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