



45 Dawson Street, Dublin 2



# SUMMARY

## HIGHLIGHTS

- High profile office accommodation
- Own door office extending to 141 sq.m. / 1,522 sq.ft.
- Presented in good condition throughout
- Premier address on Dawson Street
- Excellent transport links

## DESCRIPTION

The office accommodation is located on the 1st, 2nd & 3rd floors of this period building with a ground floor entrance off South Anne Street. The accommodation is presented in good condition throughout and comprises a mix of private offices, meeting rooms, boardroom and large canteen area.



## SCHEDULE OF ACCOMMODATION

Floor	Area (sq m)	Area (sq ft)
First	49.15	529
Second	49.00	527
Third	43.30	466
<b>Total</b>	<b>141.45</b>	<b>1,522</b>

*Parties should satisfy themselves as to the accuracy of the above floor areas*

**45 Dawson Street,  
Dublin 2**

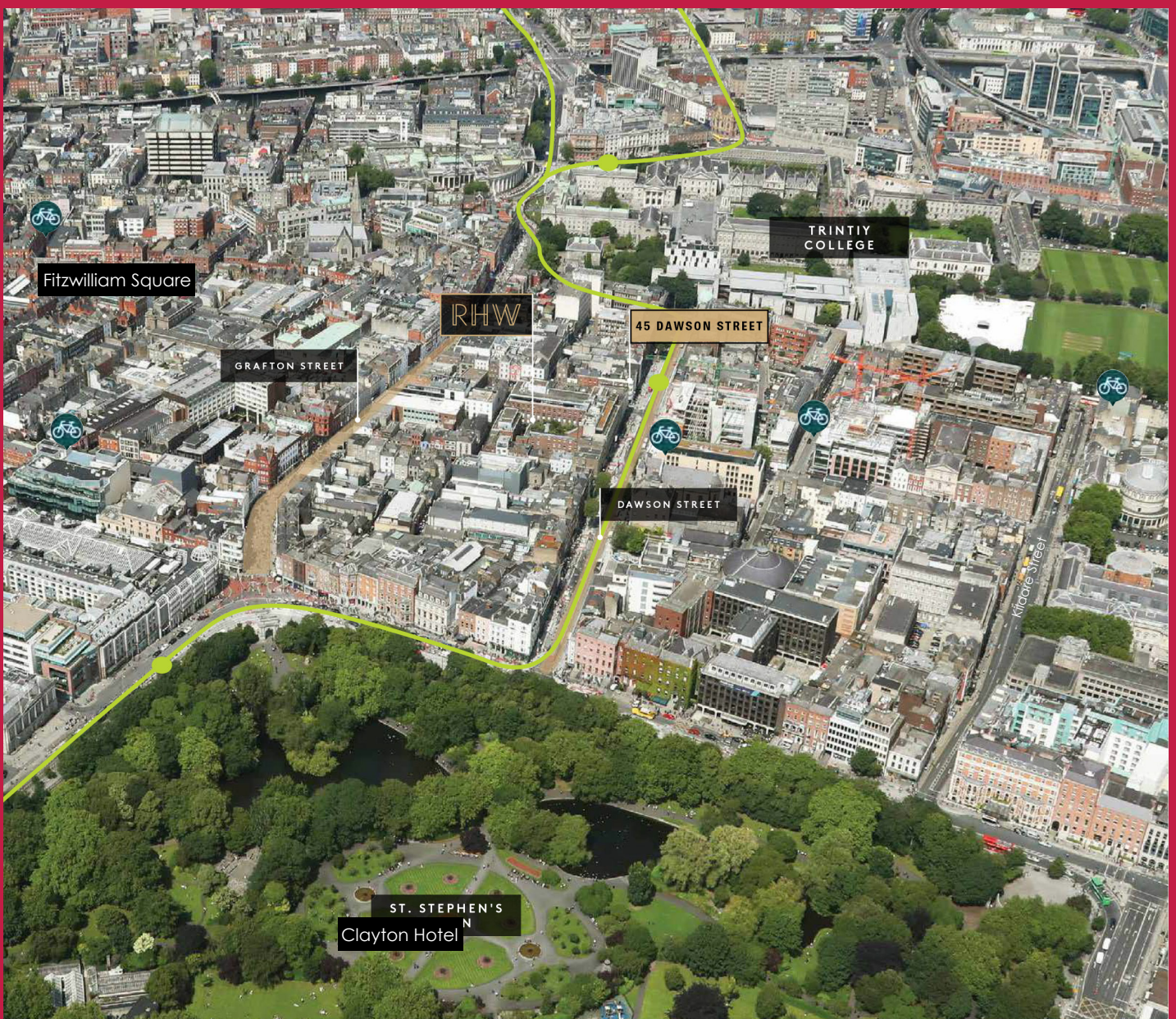


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# LOCATION

45 Dawson Street offers fully fitted accommodation situated in a prime CBD location. This high profile location offers excellent transport links with LUAS Dawson Street stop (cross city) immediately adjacent to the property. Pearse Street DART station is within a 6 minute stroll, there are numerous bus routes and Dublin Bikes stations within the immediate vicinity also. The surrounding area offers a host of amenities for employees with many restaurant, cafes and bars, together with a variety of international and national retail outlets located on Grafton Street and surrounding streets



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## KEY DETAILS

### Lease

Available on new lease terms

### Rent

On application

### Viewing

Strictly by prior  
appointment with sole  
agents only

### BER

Exempt



## CONTACT

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