

# TO LET

**53 Mountjoy Street,  
Dublin 7**

243 sq.m / 2,617 sq.ft

Medical Use

Central location close to  
Mater, Temple Street  
and Rotunda Hospitals

Excellent transport links

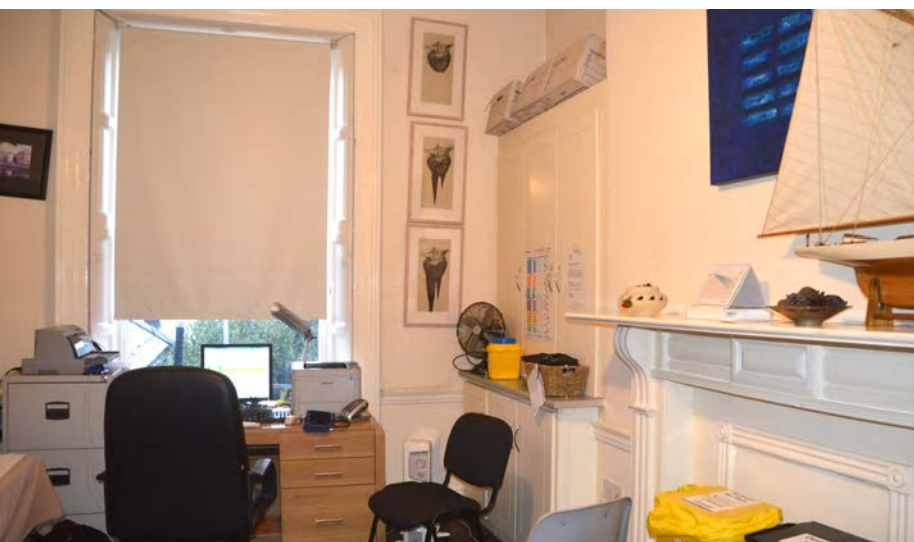
BER Exempt

Rent on application

Viewing by prior  
appointment only  
with the letting agent







## DESCRIPTION

The property extends to 243 sq.m / 2,617 sq.ft from basement to third floor. There is a reception / waiting area on the ground floor while the upper floors are laid out in individual consultation rooms.

The basement is accessed via independent entrance and also comprises individual consultation rooms. Specification includes; electric heating, kitchenette, original Georgian features.

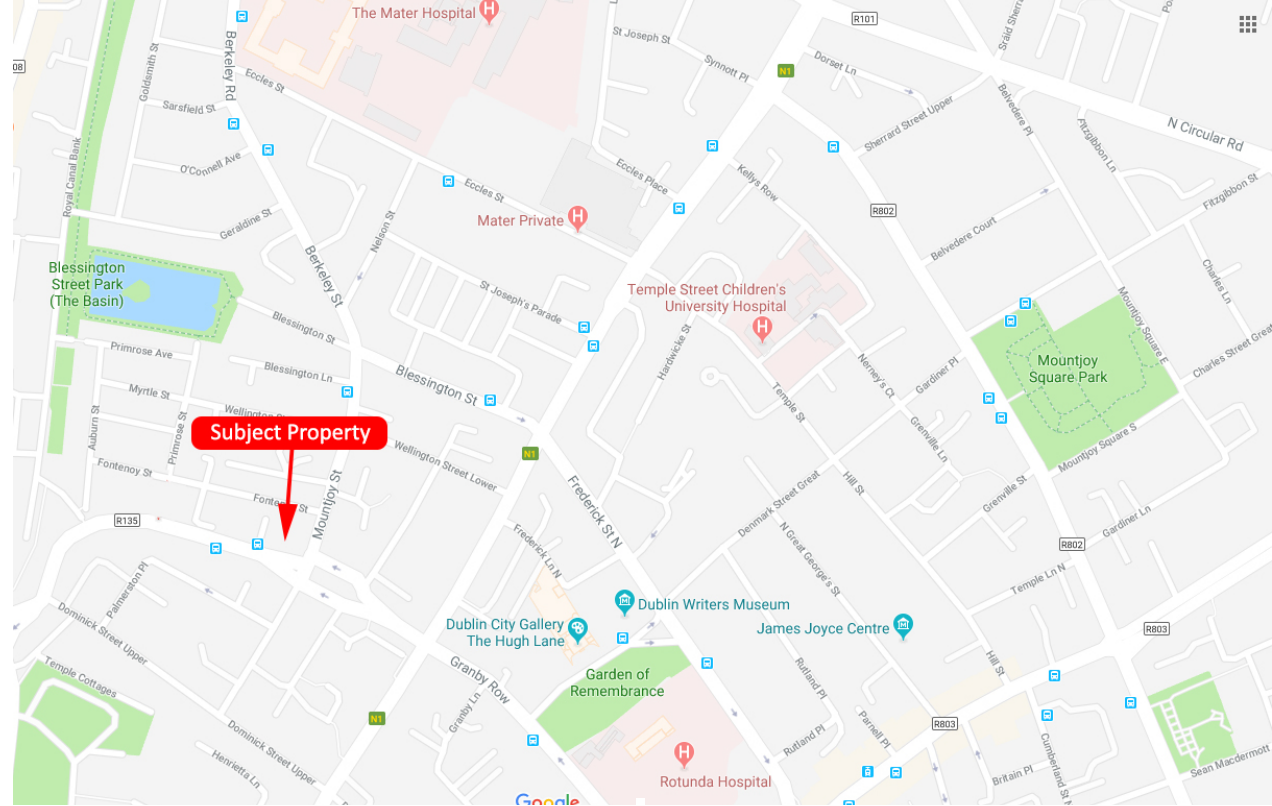
Floor	Sq.m	Sq.ft
Basement	63.69	686
Ground	55.41	596
Second	39.25	422
Third	39.25	422
<b>Total</b>	<b>243.09</b>	<b>2,617</b>





## LOCATION

53 Mountjoy Street is conveniently located in the north City Centre off Dorset Street. The immediate surrounding area is predominately residential in nature. The Mater, Temple Street and Rotunda Hospitals are all within 600m and the area is well served by numerous Dublin Bus routes, LUAS and Dublin Bikes. The property is located approximately 650 metres from O'Connell Street which provides an abundance of cafes, restaurants, bars and hotels.



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## RENT

On application

## VIEWING

Strictly by prior appointment only with the letting agent

## BER

Exempt

## CONTACT



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