

**HIGH PROFILE OFFICE
TO LET
AVAILABLE NOW**



45 DAWSON STREET, DUBLIN 2

Premier Office Address extending to 141 sq.m / 1,522 sq.ft



PREMIER OFFICE ADDRESS

TO LET

45 DAWSON STREET DUBLIN 2



DESCRIPTION

High Profile Office Accommodation

Extending to 141 sq.m (1,522 sq.ft)

Excellent Transport Links

Property Features Include;

- Highly desirable location on Dawson Street
- Own door property
- High bay windows
- Five private offices
- Recently renovated included painting and recarpeting
- Electric storage heaters

Floor	Sq.m	Sq.ft
First	49.15	529
Second	49.00	527
Third	43.30	466
Total	141.45	1,522

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



LOCATION

45 Dawson Street offers fully fitted office accommodation in the heart of Dublin's CBD. The high profile location offers excellent transport links being on the doorstep of the Luas (cross city) and within 5 minute walking distance to Pearse DART station, there are numerous Dublin bus routes and Dublin bike stations within the immediate vicinity. Restaurants and a host of national and international retailers on Grafton Street. The three-storey building over retail is surrounded by Dublin's finest cafes, bars and restaurants and offers an occupier their own door on Dawson Street.



LUAS



LEASE TERMS

Available on new lease terms

RENT

On application

RATES

€4,768.47 (approximately)

VIEWING

Strictly by appointment with the agent

VAT

To be advised

BER

Exempt

CONTACT



Patrick Sammon

+353 (1) 6477900

psammon@bannon.ie

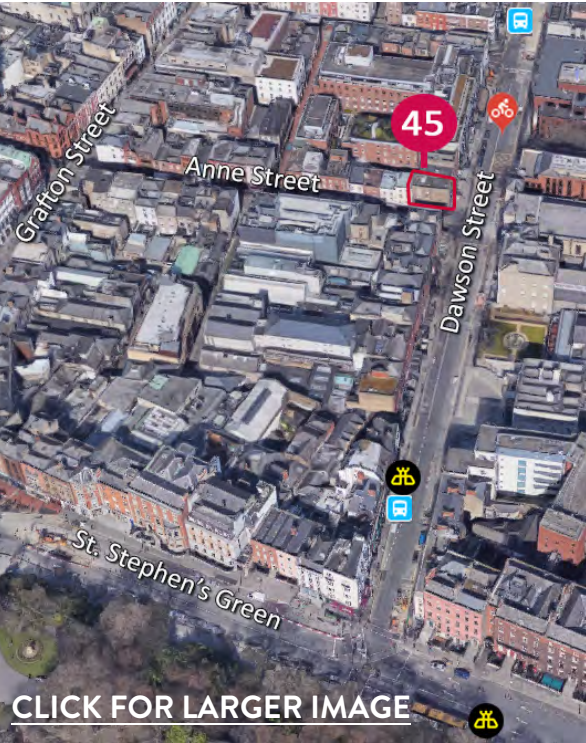
PSR: 001830-007459

Lucy Connolly

+353 (1) 6477900

lconnolly@bannon.ie

PSR: 001830-005123



CLICK FOR LARGER IMAGE

Disclaimer: These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. PSRA Licence No. 001830.