

Lower Ground & 1st Floor

63

LOWER MOUNT STREET
DUBLIN 2

- Beautifully Refurbished Georgian Office Building
- Floor area of 143.52 sq.m (1,545 sq.ft) N.I.A.
- Fully self contained
- Superb courtyard garden to the rear
- Convenient to all amenities and transport links
- BER Exempt



LOCATION

Located in the heart of the Central Business District (CBD), Mount Street is a stone's throw away from Merrion Square, Stephens Green and Leeson Street. Adjacent occupiers include Renuis Capital Partners, Jones Solicitors and Simon Shirley Advisors. A host of amenities are available on your doorstep including the Davenport Hotel, Insomnia Coffee, Oil Can Harry's, Sprout and Spar.

TRANSPORT

The immediate area is serviced by The Dart, Luas, Dublin Bus and Dublin Bikes. The closest stops are highlighted below;



THE DAVENPORT



2 minute walk
to Mount Street
Lower Bus Stop



15 minute walk
to Stephens Green
Luas Stop



8 minute walk
to Pearse Street
Dart Station



3 minute walk
to Dublin Bikes



Ample on street
car parking

DESCRIPTION

63 Lower Mount Street has recently been refurbished to a very high specification, the landlord has achieved a contemporary feel whilst preserving the many Georgian features. Specification includes;

- Carpeted and wooden flooring
- Modern pendant fluorescent lighting
- Tea station
- Intercom entry system
- Storage heating
- Ladies/Gents W.C.
- Private walled garden to the rear



FLOOR	SQ.M.	SQ.FT.
Lower Ground	74.78	805
1st Floor	68.74	740
Total	143.52	1,545

LEASE

Available immediately by way of a new lease

RENT

On application

VIEWING

Strictly by appointment only

BER

Exempt

Lower Ground & 1st Floor, 63 Lower Mount Street

AGENTS



Tel: +353 1 6477900
www.bannon.ie

PSRA:001830

Property Consultants and
Chartered Valuation Surveyors
Hambleton House
19/26 Pembroke Street Lower
Dublin 2

CONTACT:

LUCY CONNOLLY
Divisional Director
lconnolly@bannon.ie

PSRA: 001830-005123



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