



sixty two

Lower Mount Street | Dublin 2

TO LET

Refurbished Prestigious
Georgian Office Building



Own Door Prime City Centre Georgian Building



Executive Summary



Prime City Centre Address



2,799 sq.ft. of superb Georgian office accommodation over five floors



Fully refurbished under award winning architect DMVF to an excellent standard



Interior designed finish with original features restored while achieving a contemporary feel



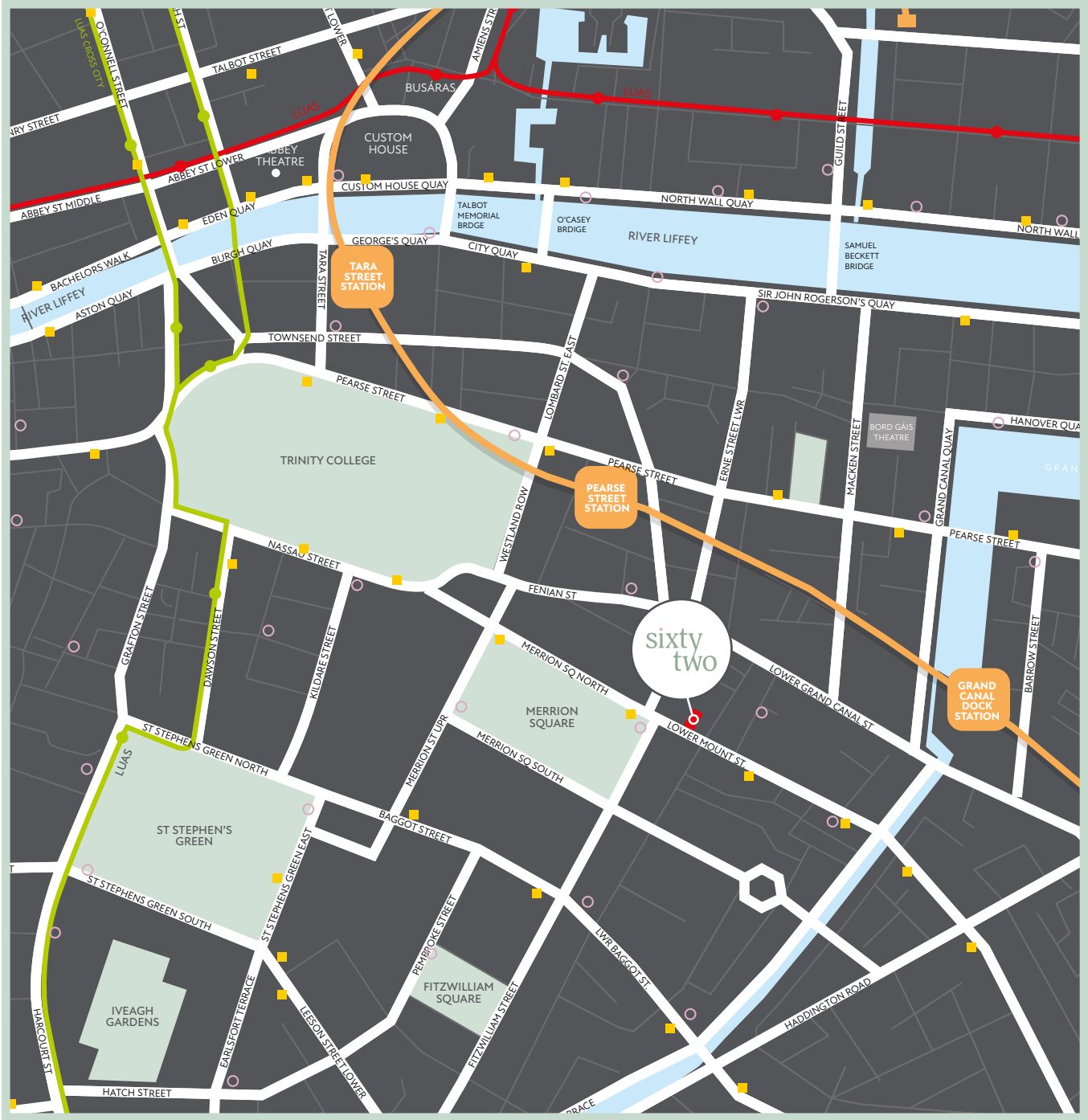
Flexible and efficient office space



Private courtyard garden and terrace area



Bike storage & shower facilities







Location

Located just off Merrion Square and within walking distance to Grand Canal, South Docklands and St. Stephen's Green. The area is occupied by many national and international companies including Slack Technologies, Google Twitter , Stripe, Servicenow, Regeneron, Bord Gais, ESB, Government Buildings, European Commission and Scott Tallon Walker.

Local amenities include; Merrion Square which is within metres of the property together with numerous cafes, restaurants, bars, hotels and leisure outlets.



Transport

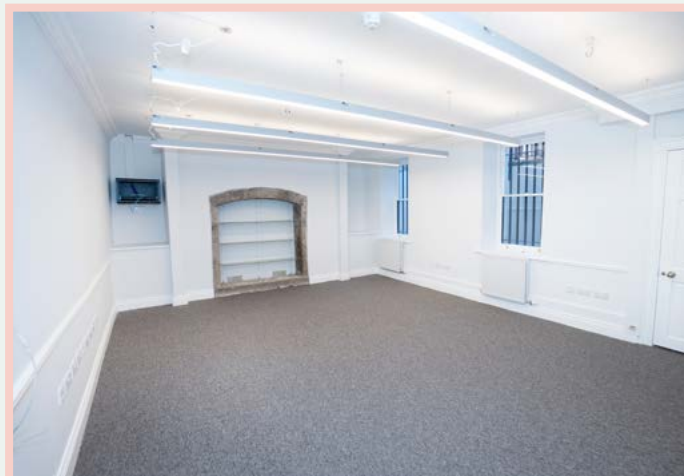
	Dublin Bus Mount Street Lower	2 min
	LUAS Dawson Street	10 min
	DART Pearse Street Station	8 min
	Dublin Bikes Merrion Square	1 min

Local Occupiers and Amenities



Description

Sixty Two Lower Mount Street comprises a four storey Georgian Office Building over garden level extending to approximately 2,799 sq.ft. (NIA). The property has been refurbished to an excellent standard, creating a modern office while retaining all of the building's original features.



Specification

Floor boxes wired for power and data

New herringbone wood floors, tiles and carpets

Full new LED lighting package

New kitchen and 3 tea stations

New build WC and shower block

Naturally ventilated with gas and electric heating

Georgian features of high ceilings, sash windows and marble fireplaces

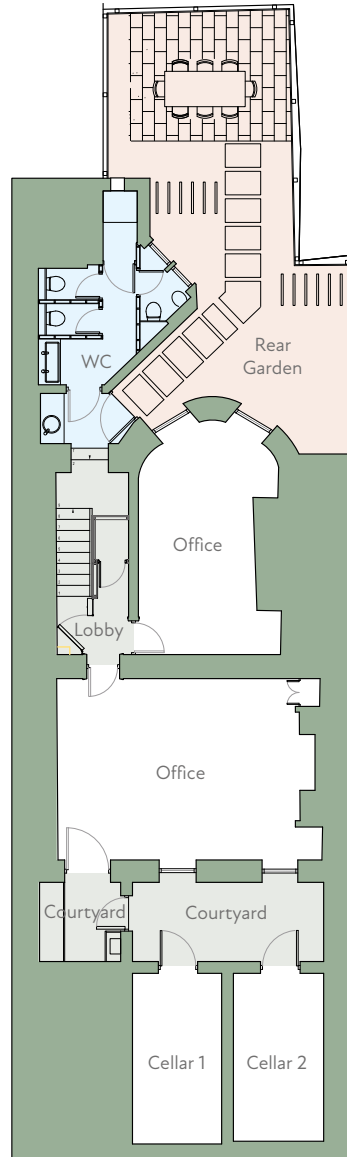
Accommodation

Floor (NIA)	Sq.M.	Sq.Ft.
Lower Ground Floor	49	527.4
Ground	45	484.3
First Floor	58	624.3
Second Floor	58	624.3
Third Floor	50	538.2
Total	260	2,799

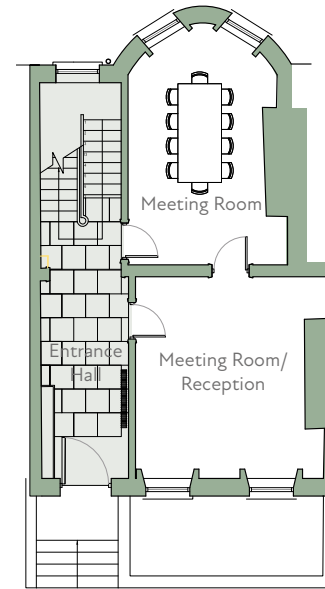
GIA 383 sq.m. (4,123 sq.ft.)



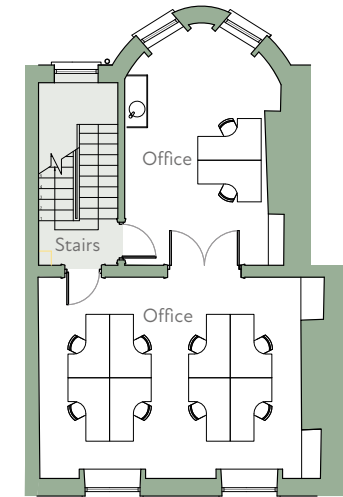
Basement



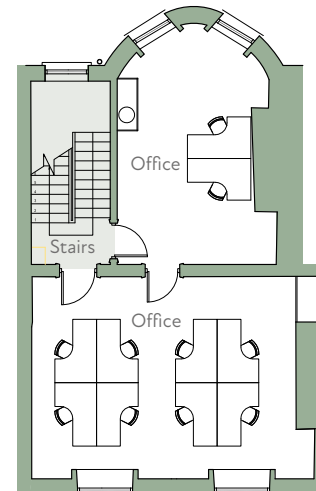
Ground Floor



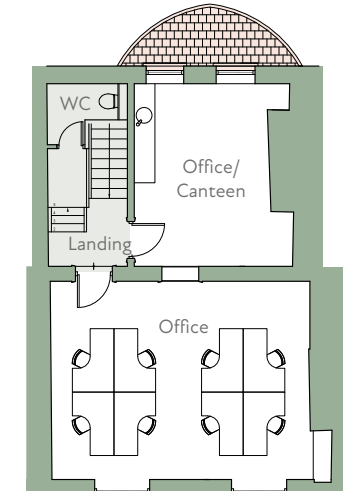
First Floor



Second Floor



Third Floor



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Rent

On application

Viewing

Strictly by appointment
with sole agents only

BER

Exempt

Lease Terms

Available on new
lease terms

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