



TO LET

**1st & 2nd Floors,
1 Stephens Street, Dublin 8**



Fully Fitted and refurbished office space
over two floors



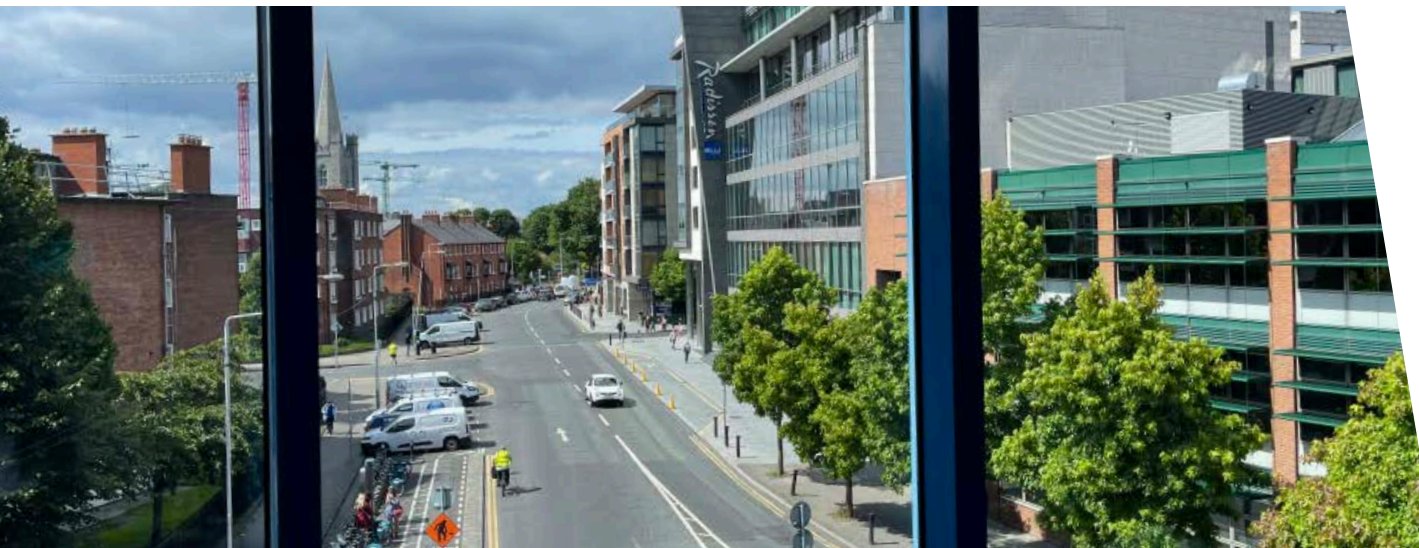
Extending to a net internal floor area of
approximately 820 sq. m. (8,834 sq. ft.)



Available on a floor by floor basis or the entire



Located 500 metres from Stephens Green
close to all city centre amenities



**AVISON
YOUNG**

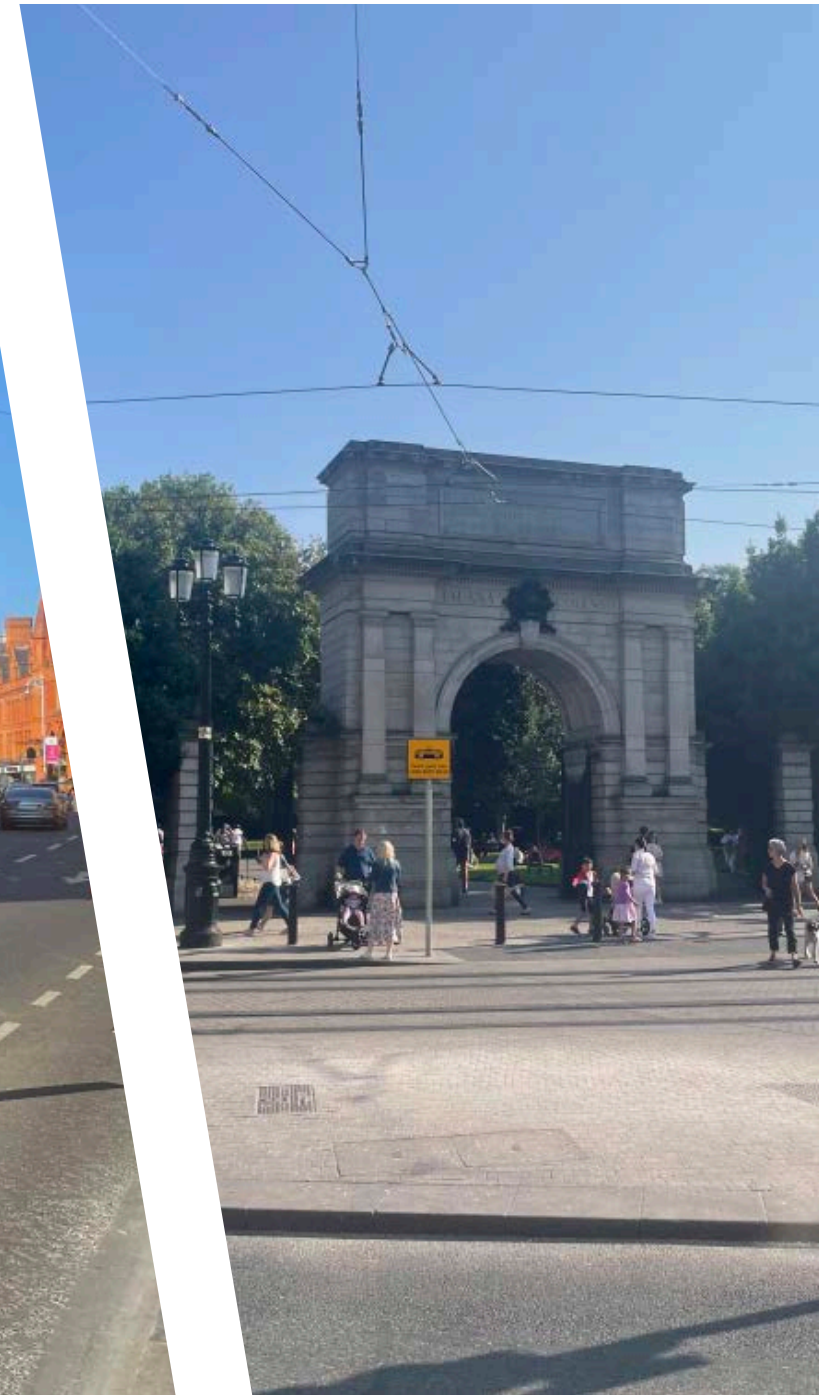
**01-676 2711
avisonyoung.ie**

Location

The property is located in a prominent position on the corner of Stephen Street Upper and Little Longford Street in Dublin 8. Both Streets run parallel to each other and have access onto South Great Georges Street before merging with Golden Lane in front of the subject property.

Only a 5 minute walk from Grafton Street and Stephen's Green, the property is close to all amenities. There are also many transport links with the LUAS at St Stephen's Green and numerous bus stops close by.

The general area has also seen many new developments in recent years, including mix used buildings, modern office blocks, hotels etc. Dublin 8 is one of the most exciting parts of the city today and the subject is right at the intersection of Dublin 2 & Dublin 8.





Description

One Stephen Street is a striking modern four storey over basement office building, on the corner of Golden Lane, totalling approximately 1,697 sq.m. (18,295 sq.ft.) and headquarters of the Financial Services Union.

The available offices are on the first and second floors and comprise newly refurbished fitted accommodation, available To Let together, or as separate suites. There are also up to 10 secure car parking spaces available, as well as showers and bicycle racks in the basement, available for use by incoming tenants.

The ground floor reception has been refurbished to a high standard and is manned during business hours, while secure building access is available 24/7.

The office accommodation is finished to modern "turnkey" specifications, including raised access floors, carpets, suspended ceilings and air-conditioning.

The space has been freshly painted and refurbished throughout and include new carpets, kitchen facilities, private offices with glazed partitions and meeting rooms.

The offices are immediately available for occupation, subject to furniture and offer a "plug & play" solution on flexible lease terms, or suitable for further modifications, to meet specific occupier requirements.

Accommodation

The approximate net internal floor areas are as follows:

| DESCRIPTION | SQ. M. | SQ. FT. |
|--------------|---------------|--------------|
| 1st Floor | 447.14 | 4,813 |
| 2nd Floor | 373.56 | 4,021 |
| Total | 820.70 | 8,834 |

There are 10 car-parking spaces available at ground & basement level.

*Please note: we advise all intending occupiers should satisfy themselves in relation to the accuracy of the floor areas.

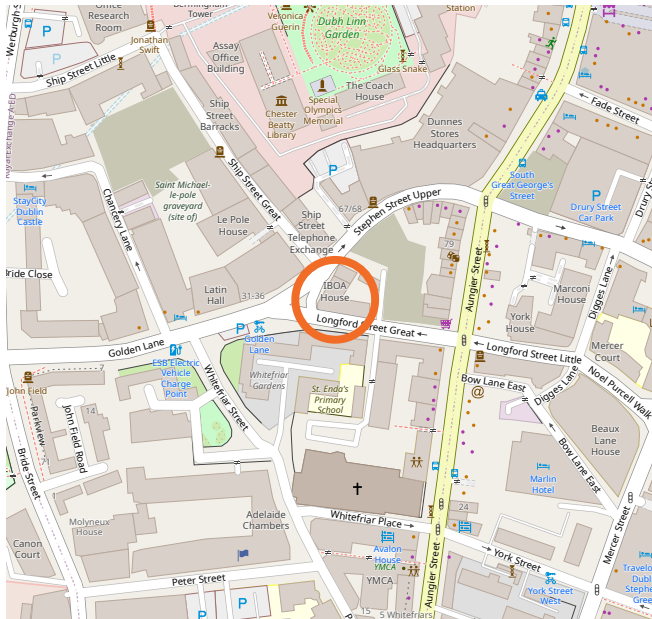
Sole Letting Agents

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Lease

The property is available “To Let” on a new lease, on flexible terms, subject to negotiation.

The offices are available together, or as separate floors, subject to occupier requirements.

Rent

On application.

Rates

Rates are approximately €49.51 psm (€4.60 psf) p.a.

Service Charge

Speak to the agent for further details.

VAT

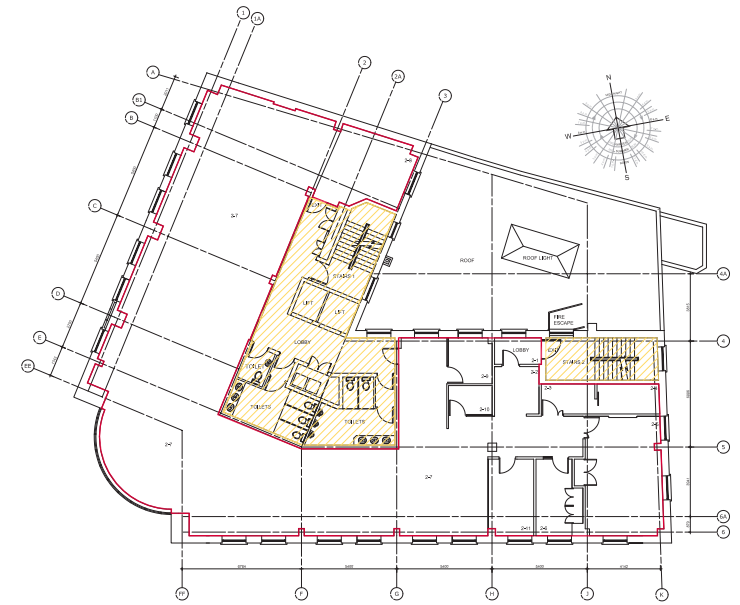
VAT shall be charged on the rent @ 23%.

BER Details

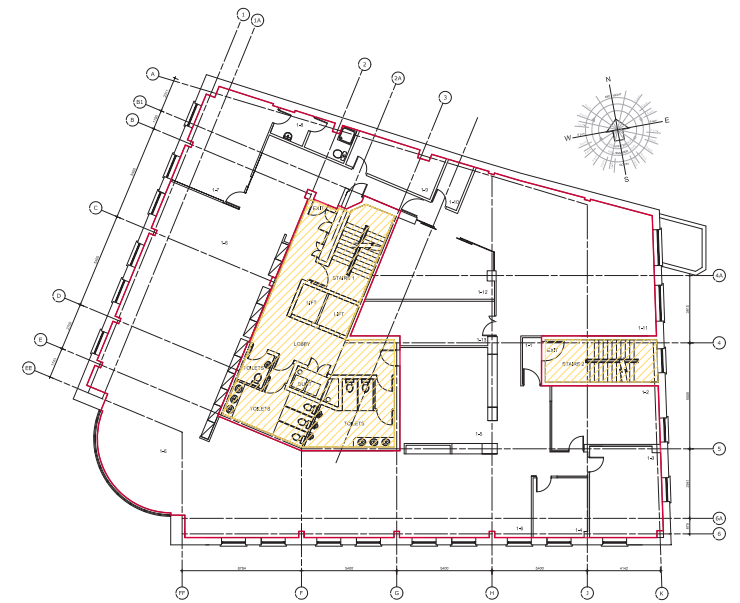
BER: C1

Viewings

By appointment with sole letting agents Avison Young.



SECOND FLOOR LEVEL SCALE 1:100
FLOOR AREA: 513 sq m



FIRST FLOOR LEVEL SCALE 1:100
FLOOR AREA: 654 sq m

DISCLAIMER: Subject to Contract/Contract Denied. Without Prejudice. The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and interested parties should satisfy themselves by inspection as to their correctness.