

OFFICES TO LET

Third Floor

6 Earlsfort Terrace, Dublin 2



Prime CBD location.



Short term fitted accommodation



Office extends to 5,270 sq ft with 4 car spaces.



Mix of meeting room, board room and open plan office space.

01-676 2711
avisonyoung.ie

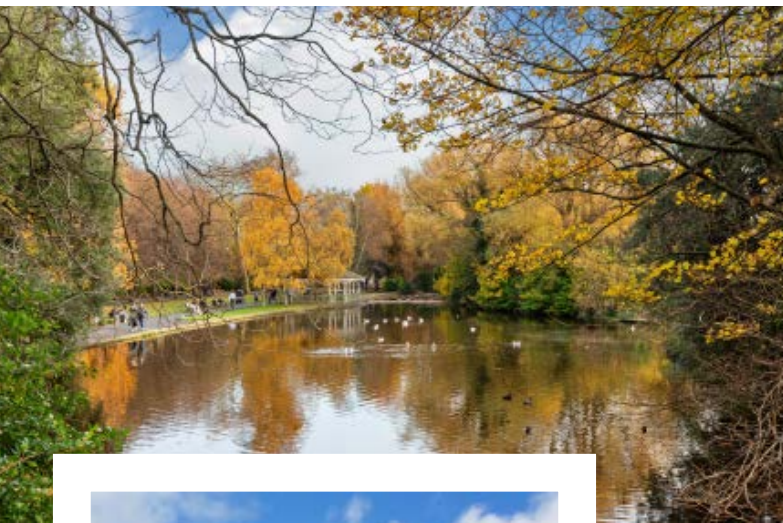
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Location

The property overlooks Dublin's National Concert Hall, located in the heart of Dublin's business and cultural district. The Iveagh Gardens, the National Gallery and National Museums are all in close proximity to the premises. Ireland's premier shopping precinct at Grafton Street is a matter of minutes away, easily accessible via a short stroll through St. Stephen's Green.

The property is conveniently located at the centre of the Dublin transport network. The LUAS services the area via the stops on Harcourt Street and St Stephen's Green opening the North City, Docklands and the suburbs to the South and West. Ample bus stops and taxi ranks on the building's doorstep provide further connection to the city along with the nearby Pearse Street Station allowing easy access to the Dart and mainline rail. The area benefits from a wide range of cafés, restaurants, bars and hotels including The Conrad, The Shelbourne, The Merrion, Marco Pierre White, Cafe en Seine and Pearl Brasserie to name a few, providing the perfect venues for lunch meetings and work events.

Nearby occupiers include Arthur Cox, Deloitte, Eversheds, Amazon, IDA, EY and Aercap.



Description

The premise comprises the entire of 3rd floor of 6 Earlsfort Terrace, a six-storey office block. The property was extensively refurbished by the landlord in 2018. The ground floor contains a reception area with two modern lifts giving access to the office and basement car park. The 5,270 sq. ft. space comes with the addition of 4 car parking spaces. The office overlooks an impressive urban park, which was designed by award winning landscape architect Robert Townshend.



Lease

Flexible sub-lease terms available.

Service Charge

The 2023 service charge liability equates to approx. €139.29 per sq. m. (€12.94 per sq. ft.) ex. VAT.

Rates

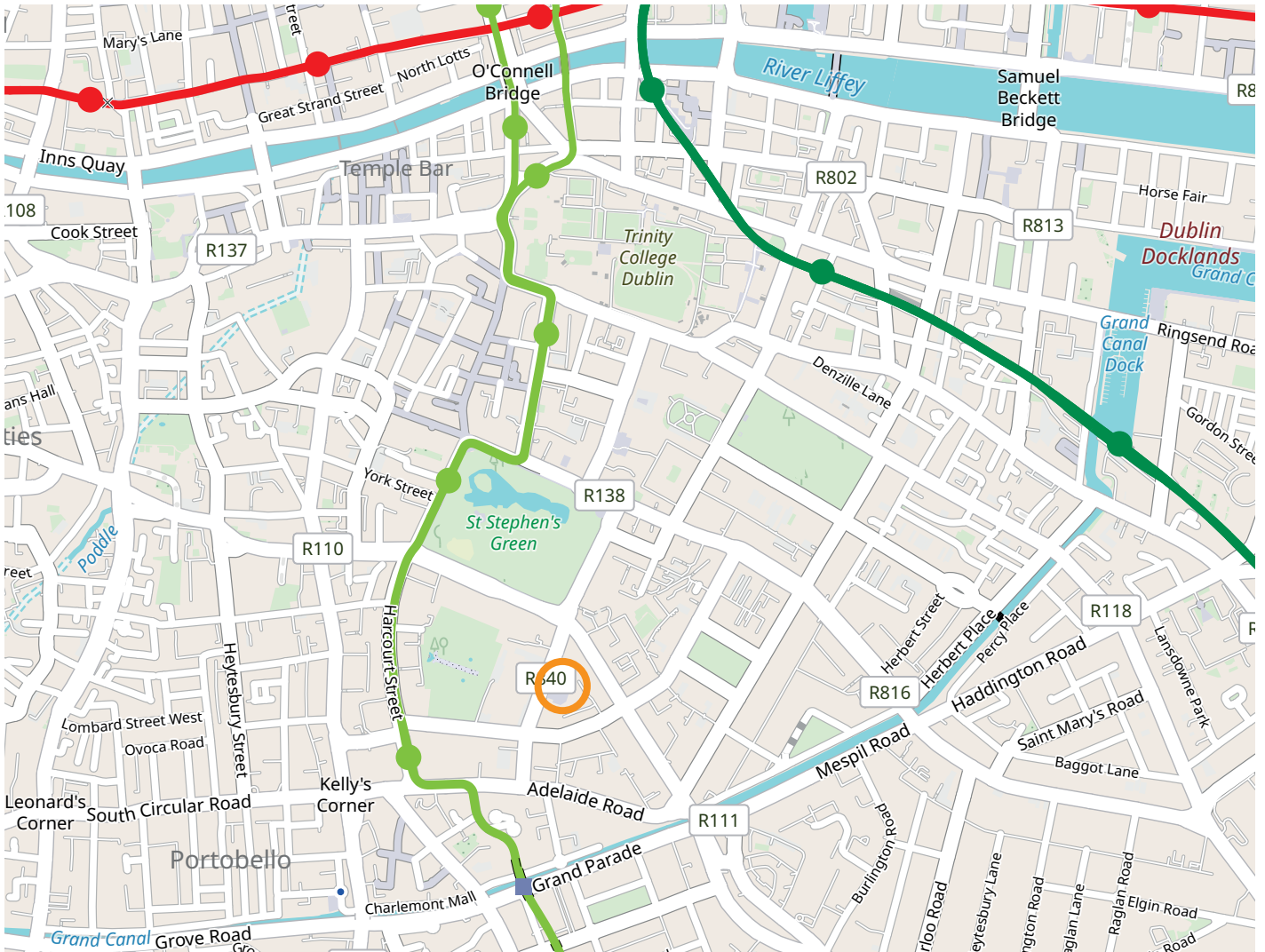
The 2023 rates liability equates to €57.54 per sq. m. (€5.35 per sq. ft.)

BER

BER: C2

BER No.: 800957037

BER Energy Performance Indicator: 165.87 kWh/m²/yr.



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Visit us online avisonyoung.ie

86 Merrion Square South, Dublin 2, D02 YE10
dublin.property@avisonyoung.com
PSRA Number: 001234

Viewings

Strictly by appointment with the sole Letting Agent.

Contact

Avison Young

Phone: +353-1-676 2711

Peter Owens

Email: peter.owens@avisonyoung.com

Phone: +353-83-173 4279

Ben Tevlin

Email: ben.tevlin@avisonyoung.com

Phone: +353-87-484 6571

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