12 Fitzwilliam Square
East Mews
Dublin 2

TO LET
92 sq.m (990 sq.ft)

OFFICES

BNP PARIBAS
REAL ESTATE

Real Estate for a changing world
DESCRIPTION

12 Fitzwilliam Square East Mews is a two storey building extending to a net internal area of approximately 92 sq.m (990 sq.ft) at the rear of a Georgian property and is accessed via Lad Lane.

The property has been refurbished to a very high standard and provides solid flooring, painted and plastered walls, spot lighting, air conditioning and CAT 5E cabling throughout. The offices are fully fitted with the benefit of office furniture and an ideal opportunity for a business seeking a plug and play office.

The accommodation provides bright and efficient floor plates including an open plan office on the first floor with the capacity for 12 desks. The ground floor consists of a meeting room, kitchenette facility, comms room and toilet facilities.

ACCOMMODATION

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ.M</th>
<th>SQ.FT</th>
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<tbody>
<tr>
<td>Ground Floor</td>
<td>39</td>
<td>419</td>
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<tr>
<td>First Floor</td>
<td>53</td>
<td>571</td>
</tr>
<tr>
<td>Total</td>
<td>92</td>
<td>990</td>
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LOCATION

12 Fitzwilliam Square East Mews is situated in the heart of Georgian Dublin just off the scenic Fitzwilliam Square. The new LinkedIn Headquarters on Wilton Terrace will transform the immediate vicinity into a commercial tech hub.

The busy thoroughfare of Baggot Street Lower is within a 2 minute walk giving occupiers the choice of an array of food and beverage amenities including: Chopped, FX Buckley’s, O’Donoghues, Lolley & Cooks, Bear Market Café, Coffee Angel and Cirillos.

The surrounding area is predominantly office use. Neighbouring occupiers include: Friel Stafford, John Spain & Associates, Reddy Charlton, IBI Corporate Finance & Glandore. International 5 star hotels located nearby include The Conrad Hotel, The Shelbourne Hotel, The Westbury Hotel and The Merrion Hotel.

WITHIN WALKING DISTANCE

- Luas Green Stop: 10 min
- Pearse Dart Station: 14 min
- Dublin Bus Stop: 1 min
- Dublin Bikes: 4 min

DISTANCE BY CAR

- M50 Motorway: 20 min
- Port Tunnel: 15 min
DISCLAIMER:
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QUOTING RENT
€40.00 per sq.ft

RATES
€3.76 per sq.ft

FOR FURTHER INFORMATION OR TO ARRANGE AN APPOINTMENT CONTACT:

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SERVICE CHARGE
No service charge applies

BER RATING
Exempt

*Map is for illustrative purpose only