OFFICE TO LET
ARRAN SQUARE
ARRAN QUAY
DUBLIN 7

• Superb first floor office suite
• Prestigious office complex, close to the Four Courts
• Available on new flexible lease terms
• Office space c. 82.67 m² / 889 ft²

01 66 11 333
www.mol.ie
LOCATION

Arran Square is located at the junction of Arran Quay and Church Street and is adjacent to The Four Courts and Smithfield. This area has undergone substantial regeneration and is highly sought after by members of the legal profession. The property is adjacent to the LUAS and all amenities are within walking distance.

DESCRIPTION

Arran Square comprises a number of office blocks with central courtyard parking accessed off Lincoln Lane. The available suite is situated on the first floor of Block 5 and is finished to a high standard which includes; raised access floors, suspended ceilings, carpets, CAT 5 Cabling, plastered and painted walls.

CONTACT

For further information or viewing arrangements contact:
Aidan Brophy - 66 11 333 or abrophy@mol.ie
Colin Kelly - 66 11 333 or ckelley@mol.ie

ACCOMMODATION

<table>
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<tr>
<th>Office: m²</th>
<th>ft²</th>
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<td>c. 82.67</td>
<td>c. 889</td>
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The office extends to a net internal area of c. 82.67 sq.m. / 889 sq.ft. The office has the inclusive use of one car space.

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

TENANCY

The property is available to let on flexible lease terms and is subject to rates and service charges.

RENT

Details available on request.

BER RATING

No: 000000000
000.00 kWh/m²/yr 00.0