



**BNP PARIBAS  
REAL ESTATE**



**TO LET**

**2nd Floor Office**

**18/19  
South William Street  
Dublin 2**

**163 m<sup>2</sup>**

**OFFICES**

**BNP Paribas Real Estate Ireland**  
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## LOCATION

No 18/19 is situated in the heart of Dublin's city centre on South William Street clustered together beside buildings such as The Powerscourt Centre, South City Markets, Assembly House and the Gaiety Theatre. This property is approx. 200m from Grafton Street, the surrounding area lies convenient to numerous restaurants, cafes and bars together with niche fashion and beauty offerings.

The St Stephens Green LUAS line is less than a 3 minute walk away and Pearse Street's DART Station is within a 10 minute walk, this is a superb location not to mention the numerous Dublin Bus routes serving the immediate area making it one of the most accessible locations in the City.

## DESCRIPTION

The property is a four storey over basement commercial property with dual frontage onto South William Street and Drury Street. Previously used as a fashion retail unit the building is of concrete framed construction and provides large open floor plates with the second floor extending to approximately 163 sq m.

The suite provides bright & spacious accommodation and is predominantly open plan in configuration, although there are a number of meeting rooms and break out areas. The accommodation would suit a variety of business user types and is available for occupation immediately.

## SPECIFICATION

- Solid floors
- Suspended ceilings with recessed lighting
- Perimeter Trunking wired for power
- Ladies and Gents Toilets
- Kitchenette
- Passenger lift

## ACCOMMODATION

The approximate Net Internal Floor Area is as follows:

Office Suite	M <sup>2</sup>	SQ.FT.
2nd Floor	163	1,755
<b>Total</b>	<b>163</b>	<b>1,755</b>

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

## LEASE

Available on flexible lease terms.

## RENT

Quoting an annual rent of €323 per m<sup>2</sup> (€30.00 per sq.ft).

## SERVICE CHARGE

The 2015 service charge equates to €24.94 per m<sup>2</sup> (€2.32 per sq.ft).

## RATES

The 2015 service charge equates to €34.55 per m<sup>2</sup> (€3.21 per sq.ft).

## FURTHER INFORMATION

To arrange a viewing or for further information please contact Keith O'Neill or Brian Kehoe of our office agency department.

**Keith O'Neill**

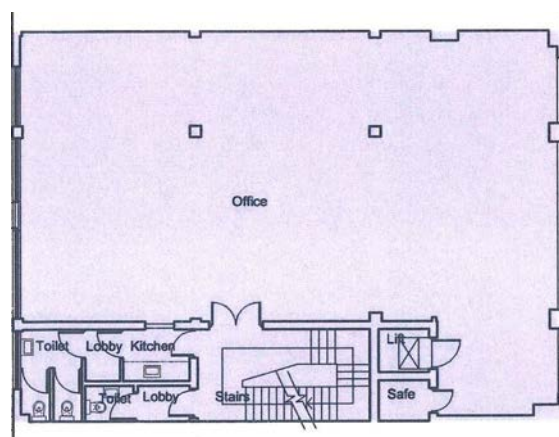
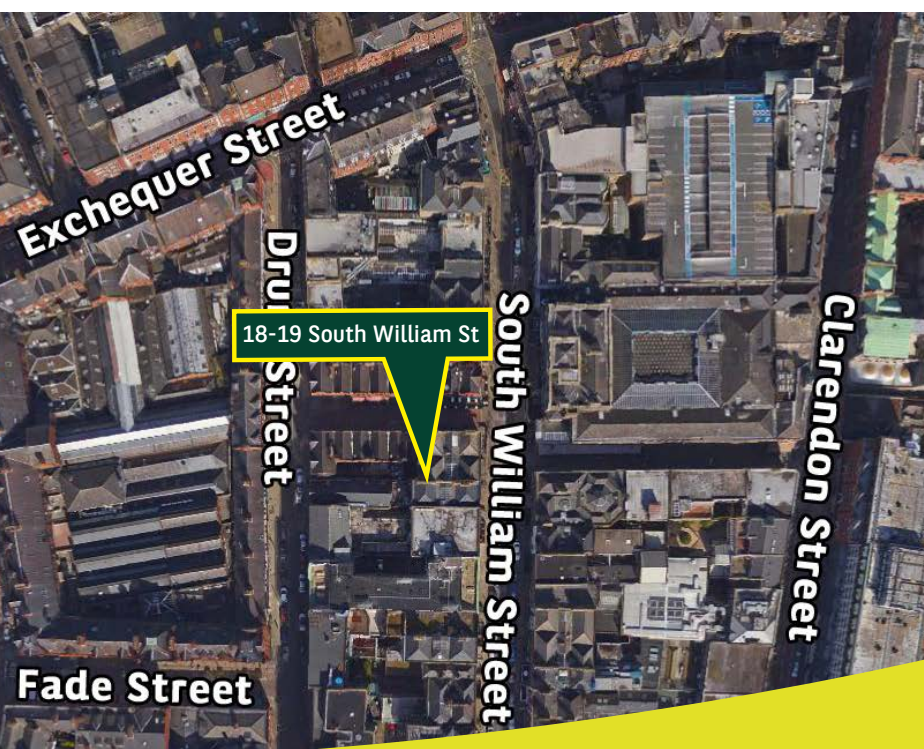
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**2nd Floor Plan**



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