

FOR SALE

By Private Treaty



68 Amiens Street, Dublin 1.

SPECIAL FEATURES

- *Impressive mid terraced two storey over basement office building.*
- *Central location close to the IFSC, Connolly Station and O'Connell Street.*
- *Currently arranged as offices but suitable for a variety of uses, including residential (subject to planning permission).*
- *1,398 sq. ft. plus secure car parking to the rear.*
- *Potential to extend, subject to planning permission.*

CONTACT DETAILS



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LOCATION

68 Amiens Street occupies a high profile position on the south side of Amiens Street. The building is located within close proximity of the IFSC providing access to a large range of amenities including retail outlets, banks, cafes, bars and restaurants.

Public transport links are excellent with the DART and LUAS Red line at Connolly Station in close proximity. Busaras is also close by making Amiens Street one of the most accessible office locations in Dublin City Centre.

DESCRIPTION

The building comprises an impressive two storey over basement office building and forms part of a terrace of offices along Amiens Street. The property has been carefully maintained throughout with many of its original features preserved. The building features generously proportioned rooms and extends to approximately 1,398 sq. ft. There is secure parking for up to three cars at the rear and the car park is accessed off Killarney Street to Frankfort Cottages with additional pay and display on street parking on Amiens Street.

The property is currently in office use however it could be converted to a city residence subject to the necessary planning permission.

ACCOMMODATION

	Sq M(N.I.A)	Sq Ft(N.I.A)
Basement	43.9	472
Ground Floor	43.1	464
First Floor	42.9	462
Total	129.9	1,398

CAR PARKING

Secure car parking for up to three cars to the rear.

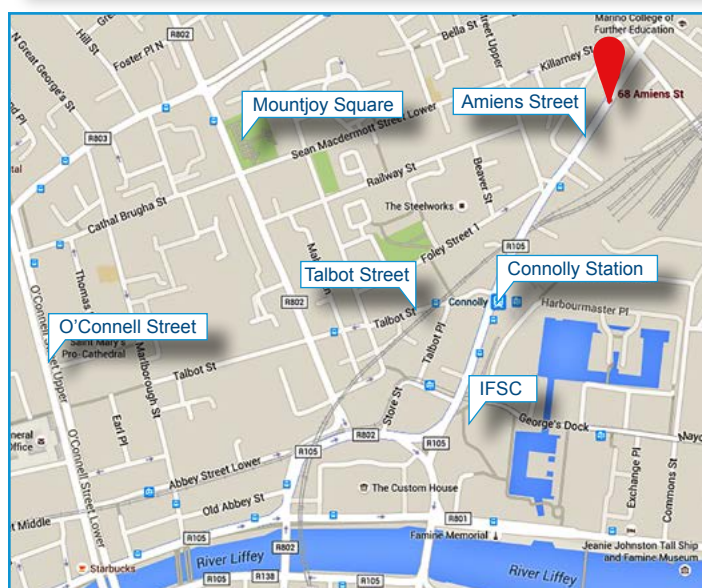
CONTACT



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SERVICES

We understand that property is connected to all mains services

PRICE

On application

TITLE

We understand the property is held freehold

VIEWING

By appointment with the agent

BER

Exempt