

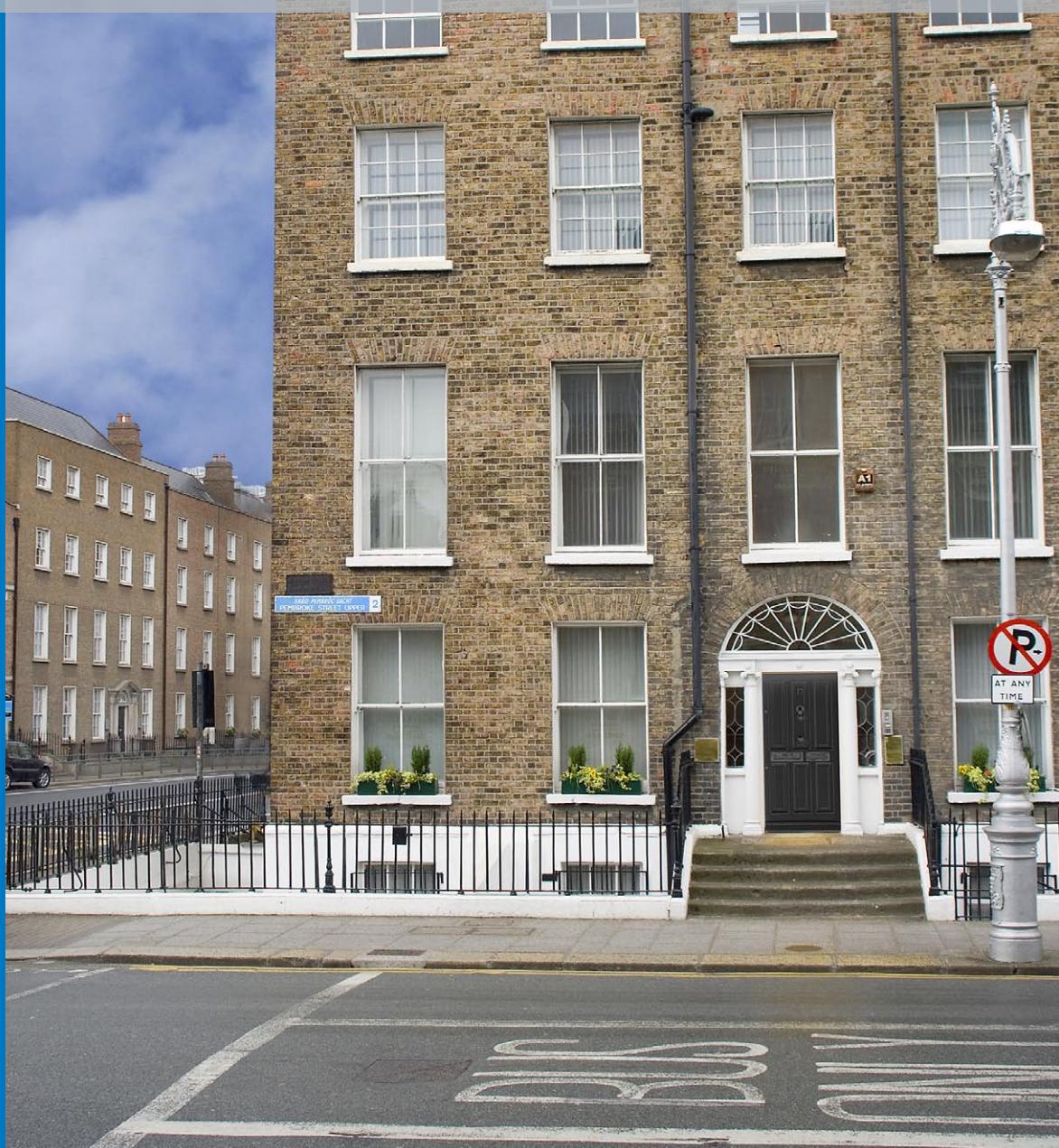


# Fitzwilliam Business Centre '*Making Business Easier*'

## 17 Upper Pembroke Street, Dublin 2

### PROPERTY FEATURES

- Fully furnished serviced offices.
- Reception helpdesk and hospitality.
- Full range of business services and professional support.
- High quality working environment.
- 1–6 person size offices 14 sq.m. (151 sq.ft.) to 41 sq.m. (442 sq.ft.).
- Flexible lease terms.
- Monthly fee inclusive of rates, building insurance, utilities, maintenance and cleaning.
- Secure car parking.
- 24/7 office access.
- IT Facilities: structured cabling, comms room, high speed Internet access, enterprise class telephone system.



Call us now on

**1850 681 681**

### Office Space To Let

Fitzwilliam Business Centre is a state of the art period style building, located just off Fitzwilliam Square in the heart of corporate Dublin. We can provide short and long term leases, along with a level of flexibility that allows your business to expand and contract depending on your market environment. The building is finished to a very high standard and has been fitted with the most modern security and IT communication technology. Each office has access to canteen facilities throughout the building.





Call us now on

**1850 681 681**



#### DESCRIPTION

Fitzwilliam Business Centre is a state of the art period style building, located just off Fitzwilliam Square in the heart of corporate Dublin. We can provide short and long term leases, along with a level of flexibility that allows your business to expand and contract depending on your market environment. The building is finished to a very high standard and has been fitted with the most modern security and IT communication technology. Each office has access to canteen facilities throughout the building.

#### RENT

Typical 1–2 person offices are available to rent from as little as €19.99 per day excl. VAT. Rent is inclusive of:

- Fully furnished office suite.
- Electricity, water, heating.
- Property rates, service charges and building insurance.
- 24 hour access to your office.
- Daily cleaning service, supplies and waste disposal.
- Building security, CCTV with 24 hour monitoring.
- Access to state of the art technology.
- Handling of all incoming calls and mail.
- Reception helpdesk & hospitality.
- Full use of kitchens.

#### MEETING AND CONFERENCE ROOM FACILITIES

Board rooms can be rented at a rate of €30 per hour.

- High speed wireless Internet access.
- State of the art projection and audio equipment.
- Video conferencing equipment.
- B/W and colour photocopying and printing.
- Meeting and greeting your guests.
- Refreshments and catering available upon request.

Fitzwilliam Properties  
Balmoral  
Navan  
County Meath

t. +353 (46) 905 1200  
f. +353 (46) 905 1299  
e. info@fitzproperties.com

[www.fitzproperties.com](http://www.fitzproperties.com)

#### LOCATION

Fitzwilliam Business Centre is easily accessible by all modes of public transport and is within short walking distance of St. Stephen's Green, Government buildings, the National Concert Hall and many of Dublin's finest shops, restaurants and hotels.

#### FITZWILLIAM BUSINESS CENTRE IS ALSO LOCATED AT

- 26/27 Upper Pembroke Street, Dublin 2, Ireland
- 77 Sir John Rogersons Quay, Dublin 2, Ireland
- Laurence Street, Drogheda, County Louth, Ireland
- Rimska 20, Prague 2, Czech Republic



Fitzwilliam Properties for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Fitzwilliam Properties nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.