

# TO LET

# BEAUX LANE HOUSE – PART FIRST FLOOR

Lower Mercer Street, Dublin 2



## Key Benefits

- Unique office development in the heart of Dublin's Central Business District
- Fully fitted office suites
- Available by way of sub-lease or assignment
- Excellent transport links in close proximity
- Two minutes' walk from Grafton Street

## Contacts

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**BER B1**

# CBRE

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### Description

Beaux Lane House is a prominent 6 storey office building located in the heart of Dublin's commercial district. The building's distinctive façade provides a striking design consisting of glass and stone elevations.

Internally, the building has been arranged around a central atrium allowing natural light to permeate throughout the building. An impressive double height central reception area provides access to the upper floors via four, high speed passenger lifts.

The part first floor comprises of two interconnecting office suites extending to approximately 4,391 sq ft and 848 sq ft to provide a total net internal area of 5,239 sq ft (486.72 sq m).

The office accommodation is fitted to a high specification and benefits from an existing fit-out in place. The office suites are laid out to provide a mixture of open plan and individual space with a spacious kitchenette facility.

Other tenants within the building include BDO, City and Guilds Ireland Ltd, Hartley and Marks Publishers Ltd, The Royal College of Surgeons, Independent Site Management Ltd and Michael Page Ireland Limited.

### Schedule of Accommodation

Description	Sq M	Sq Ft
Part First Floor (Office 1)	408.00	4,391
Part First Floor (Office 2)	78.78	848
<b>Total</b>	<b>486.72</b>	<b>5,230</b>

### Specification

The offices are finished to a high specification including the following:

- Fully fitted office accommodation
- Raised access floors
- Suspended ceilings
- Category 2 lighting
- Four pipe fan coil air-conditioning system
- Four x 13 person high speed passenger lifts
- One x 13 person goods lift at rear entrance
- High quality male/female & disabled toilet facilities

### Car Parking

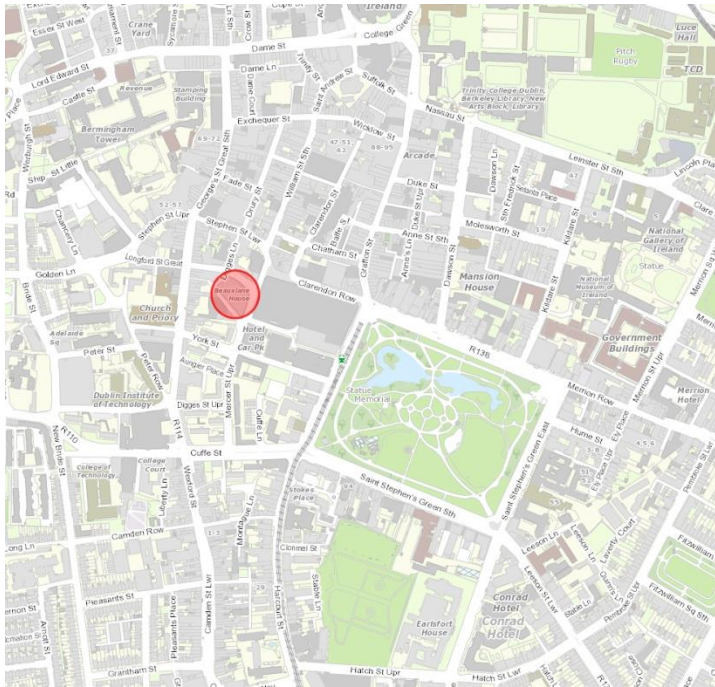
There are three secured car parking spaces with the property.

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### Location

Beaux Lane House is located in the heart of Dublin's Central Business District, just off St. Stephen's Green west, in Dublin City Centre. The property is situated approximately 260 metres east of Dublin city's busiest shopping location, Grafton Street, the area is also an established office location readily providing all the necessary facilities required by the modern office occupier.

The surrounding area is mixed in character and generally comprises high-class restaurants, office buildings, retail users and quality hotels. The renowned Westbury & Shelburne Hotels are located in close proximity to the subject property.

The area benefits from a regular bus service to the suburbs and secured underground parking is available. The LUAS which connects the south suburbs with Stephen's Green is within a short stroll of Beaux Lane House.



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## Title

The property is available by way of sub-lease or assignment.

## Building Energy Rating (BER)

The Building Energy Rating for the building is:

**BER Rating:** TBC

**BER No:** TBC

**Energy Performance Indicator:** xxx kWh/m<sup>2</sup>/Yr1.07

## Viewing

Strictly by appointment only with the sole letting agents CBRE.

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