

- ${\it 1}$  Fully fitted plug and play accommodation
- $2 \qquad \hbox{Open plan layout with an} \\ \hbox{associated meeting room}$
- 3 High end building reception area
- 4 End of trip facilities such as shower rooms and bike storage
- 5 Car parking available
- 6 Cleaning service charge is included
- 7 Flexible lease terms available

## **Beaux Lane House**

Mercer Street Lower, Dublin 2, Dublin 2, D02 DH60

## 1,952 sq ft 181.35 sq m

Reference: #198225



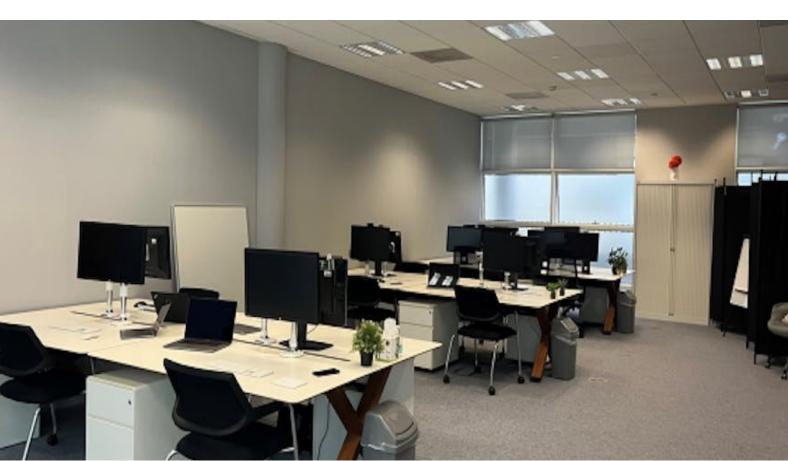


## Beaux Lane House

Mercer Street Lower, Dublin 2, D02 DH60

The Part Ground Floor of Beaux Lane House in Dublin 2 offers prospective tenants a unique opportunity to occupy a fully fitted office space in the heart of the city centre. This 1,952 sq ft office is ready for immediate occupancy on flexible sublease terms until February 2026. It provides a more private option compared to alternatives such as flex spaces, with the ability to secure a 2-year lease term. The space includes two openplan office areas capable of accommodating approximately 20 desks. Office cleaning is included and managed by the head tenant as part of the sublease. Additionally, the space features a well presented kitchenette.







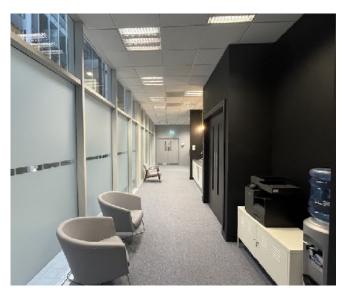








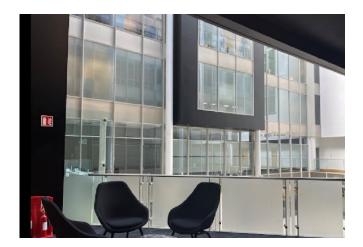
























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