 **JLL** SEE A BRIGHTER WAY

To Let

Fully fitted office available
based in one of the most
central locations in Dublin

Beaux Lane House
Mercer Street Lower, Dublin 2

jll.ie/en/properties



- 1 Fully fitted plug and play accommodation
- 2 Open plan layout with an 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

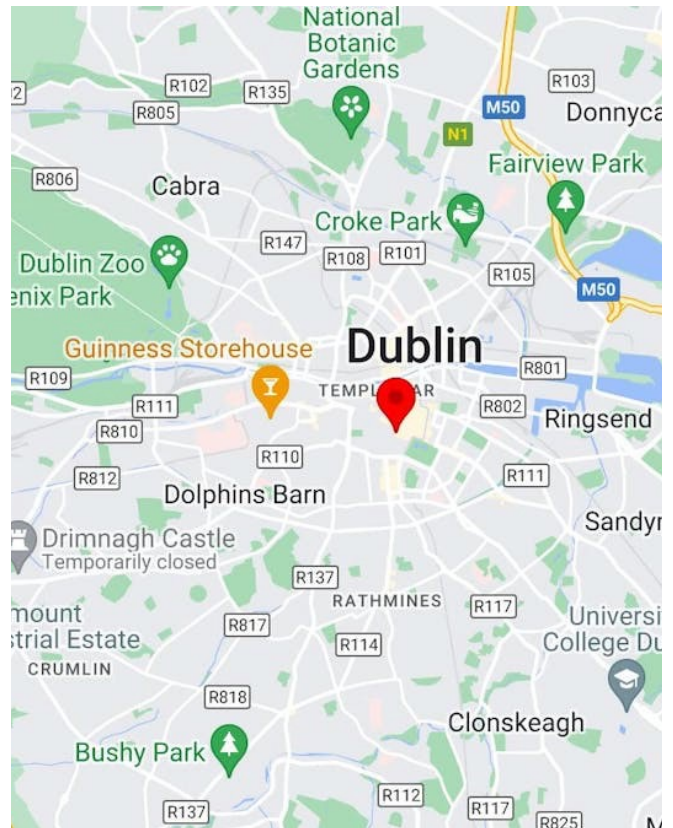
Reference: #198225

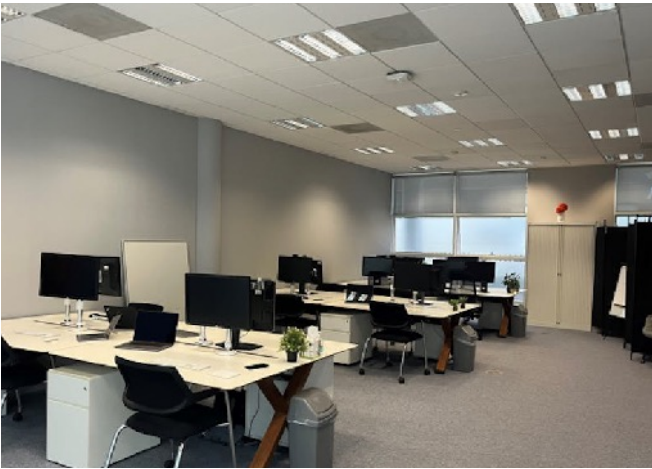


Beaux Lane House

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 open-plan 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.











Conor Fitzpatrick

Director

Office Agency

D: +35314779714

M: +35383414109



Robert O'Farrell

Graduate Surveyor

Office Agency

D: +35314779718

M: +353860132630