



To Let

1,744 sq. ft of fully fitted office space available by way of sublease.

- Ideally Located
- Turnkey Office Space
- Large Boardroom
- Meeting Room
- Open Plan Office Space

54 Fitzwilliam Square

54 Fitzwilliam Square North, Dublin 2, D02 X308

1,744 sq ft

162.02 sq m

Reference: #237183

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Summary

Rent	€37 per sq ft
Service Charge	€7,000 per annum
Car Parking	N/A
BER	BER exempt - Listed building

Space Break Down

- 15 open plan desks
- 1 Meeting Room
- 1 Large Boardroom
- Comms Room
- Kitchenet
- Male / Female W/c

Description

54 Fitzwilliam Square comprises of a 4-storey over basement Georgian building. The 2nd and 3rd floors combined, extend to approximately 1,744 sq. ft. Both the 2nd and 3rd floors are in turn key condition, ideal for a smaller occupier looking for a new space. The available space provides potential occupiers with an open plan office layout, complemented by a fully equipped meeting room and a spacious boardroom for larger gatherings. Fitzwilliam Square is home to renowned global companies in the financial services, legal and technology sectors. Any subtenant shall have the benefit of all furniture displayed in the images shown.

Location

Situated on Fitzwilliam square, occupiers benefit from a variety of transport services in the nearby area. The Dart, Train, Luas and Dublin Bus are all within short walking distances. The area surrounding 54 Fitzwilliam Square hosts some of Dublin's best restaurants, bars, cafes and hotels. Notable options include FX Buckleys Steakhouse, Toners, O'Donoghues, KC Peaches and the Merrion Hotel all within a short stroll from 54 Fitzwilliam Square.

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