QUINNAGNEW

# Lease Assignment

## 2nd Floor Dargan House

21-23 Fenian Street, Dublin 2, D03 HC57

## High-Quality Office Space

## Lease Assignment

**2,145 sq ft**
(199.28 sq m)

- High Quality Tenant Fitout
- Plug and Play Condition
- Mix of Open Plan Space and Meeting Pods
- 1 Car Parking Spaces
- Excellent Public Transport

# 2nd Floor Dargan House, 21-23 Fenian Street, Dublin 2, D03 HC57

## Summary

| | |
|---|---|
| **Available Size** | 2,145 sq ft |
| **Rates Payable** | €11,103 per annum |
| **Service Charge** | €17,658 per annum |
| **Car Parking** | 1 Car Park Space |
| **BER Rating** | B3 (800133886) |

## Description

Dargan House has been recently refurbished and benefits from a modern fit-out, providing fully fitted, plug-and-play accommodation for an incoming occupier.

The second floor extends to approximately 2,145 sq. ft. and provides bright, open- plan office accommodation with 38 desks and kitchenette facilities.

The building is served by a centrally located lift and stair core providing efficient access to all floors, with male and female W.C. facilities conveniently located adjacent to the second-floor lobby.

The contemporary specification and turnkey nature of the accommodation enables an occupier to move in with minimal upfront capital expenditure or fit-out works.

The premises comes with one car park space and is available immediately.

There is also additional space available within the building if required.

## Location

Dargan House is centrally located at 21–23 Fenian Street, Dublin 2. It sits right on the edge of Dublin's premium CBD and the Silicon Docks tech hub.

The property enjoys convenient access to major transport hubs. It is positioned within walking distance of the Pearse Street DART Station, offering ease of access for commuters in and out of the City Centre.

The area is highly accessible, allowing you to reach Trinity College, Grafton Street, and the Grand Canal within 10 to 15 minutes walk

## Accommodation

The accommodation comprises the following areas:

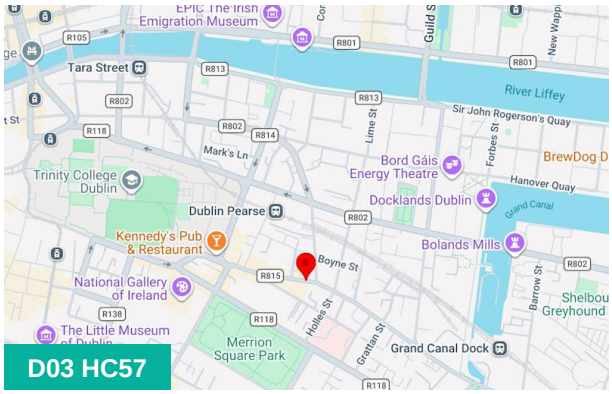
| Description | sq ft | sq m | Availability |
|---|---|---|---|
| 2nd Floor | 2,145 | 199.28 | Available |

## Terms

Lease Assignment - Expiry December 2028 but opportunity for longer lease term subject to Landlord's consent.

## Viewings

Viewing by Appointment Only – Please contact Quinn Agnew



## Viewing & Further Information

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