QUINN AGNEW

To Let



Suite 4 Adelphi House

George's Street Upper, Dun Laoghaire, A96 AF43

Refurbished Office

Turn-Key Condition

1,870 sq ft

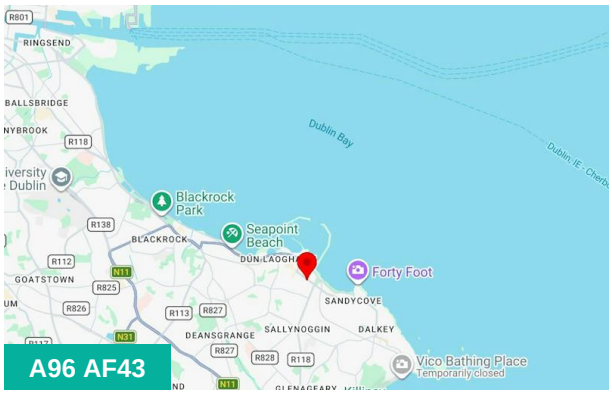
(173.73 sq m)

- Refurbished Office Suite
- Turn-Key Condition
- c. 174 sq. m. / 1,870 sq. ft.
- 1 Car Parking Space
- Excellent Transport Links

Suite 4 Adelphi House, George's Street Upper, Dun Laoghaire, A96 AF43

Summary

Available Size	1,870 sq ft
Rent	Rent on application
Rates Payable	€9,202 per annum
Service Charge	€8,712 per annum
Car Parking	1 Car Parking Space
BER Rating	B (800873176)







Description

Suite 4 comprises of a modern office suite which extends to approximately 174 sq. m. / 1,870 sq. ft.

The suite is fully fitted to a high standard, having the benefit of LED lighting, air conditioning, perimeter trunking and a fully fitted kitchen.

The property is configured to accommodate a large open-plan area, cellular offices and a kitchen.

The suite presents in turnkey condition and is ready for immediate occupation.

The unit has the benefit of 1 parking space.

Location

Adelphi House is a prominent office building situated on George's Street in the heart of Dun Laoghaire.

Dun Laoghaire is located 8 kilometres south of Dublin City Centre. Occupiers in Dun Laoghaire benefit from a wide range of shops, restaurants, cafes and hotels.

The property is well served by public transport links. The DART station at Dun Laoghaire is a short walk away and provides commuters with a 20 minute journey to Dublin City Centre.

Numerous bus routes serve Dun Laoghaire which provide access to the city centre and the south suburbs.

Accommodation

Accommodation comprises the following areas:

Description	Building Type	sq ft	sq m
Suite 4	Office	1,870	173.73
Total		**1,870**	**173.73**

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew

Terms

New Lease - Flexible Lease Terms Available

Viewing & Further Information



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