

To Let

**Lower Ground Floor, 100 Mount Street Lower,
Dublin 2, Dublin 2, D02 TY46**

3,611 sq ft

- Ideal Location on 100 Mount Street
- Benefits from a range of nearby amenities
- Location served by numerous public transport modes
- Carparking
- BER B2



Location

Dublin 2 is known for its ability to attract a wide range of financial institutions, multinational corporations, and professional services firms. Lower Mount Street is positioned in the heart of Dublin 2. Its favourable location places it in close proximity to the vibrant streets of Grafton Street and St. Stephen's Green, granting easy access to the city's premier shopping and dining destinations. This has established Lower Mount Street as a well-regarded office location, drawing prominent companies such as Google, Stripe, Bord Gais, Accenture, SMBC Aviation Capital, Regeneron, and Bord Gais all of which are in close proximity. Just a minute's walk away, you'll find the popular Merrion Square, St. Stephen's Green, Grand Canal and the Dublin Docklands.

Description

100 Mount Street Lower is a modern office building located in a prominent location in Dublin 2. The property has undergone a recent refurbishment of the entrance area, creating a new reception and lift lobbies. The Lower Ground Floor offers 3,595 sq ft of fitted office space with convenient on-site car and bicycle parking facilities.

Accommodation

The Lower Ground Floor of 100 Mount Street is a fitted office space with the benefit of a kitchenette. Restrooms and shower facilities, are conveniently located off the lift lobby as well as on the basement level for shared use within the building. The building can accommodate a diverse range of occupiers.

Name	sq ft	sq m	Availability
Lower Ground	3,611	335.47	Available
Total	3,611	335.47	

BER

This property has been graded as B2.

Rent

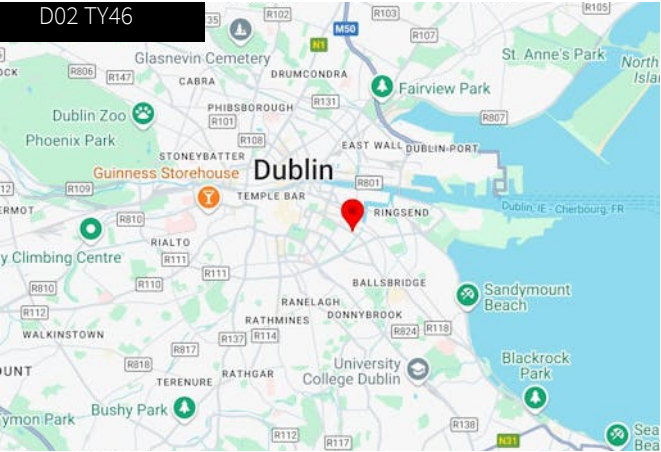
€45 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: €4.63 per sq ft

Service Charge

€13.12 per sq ft



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