



Dargan House

21-23 Fenian Street, Dublin 2, D02 HC57

High-Quality Office Space

Lease Assignment

2,145 to 5,503 sq ft

(199.28 to 511.25 sq m)

- High Quality Tenant Fitout
- Plug and Play Condition
- Mix of Open Plan Space and Cellular Offices
- 3 Car Parking Spaces
- Excellent Public Transport

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Summary

Available Size	2,145 to 5,503 sq ft
Rates Payable	€5.15 per sq ft
Service Charge	€8.01 per sq ft
Car Parking	3 Car Parking Spaces
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 office accommodation comprises part of the ground floor together with the first floor extending to approximately 3,358 sq. ft. and the second floor extending to approximately 2,145 sq. ft., providing a total floor area of approximately 511 sq. m. / 5,503 sq. ft. The floors can be let separately or together.

The ground floor features open-plan meeting space together with four small meeting rooms and two offices. The accommodation is finished to a high standard with herringbone timber flooring and exposed ceilings.

The first floor comprises open-plan office accommodation with 28 desks, a canteen and a large boardroom, continuing the high-quality specification throughout.

The second floor provides bright, open-plan office accommodation with 38 desks and kitchenette facilities.

The building is served by a centrally located stairway and lift providing access to all floors, with male and female W.C. facilities.

Accommodation

The accommodation comprises the following NIA areas:

Description	sq ft	sq m
Part Ground & 1st Floor	3,358	311.97
2nd Floor	2,145	199.28

Terms

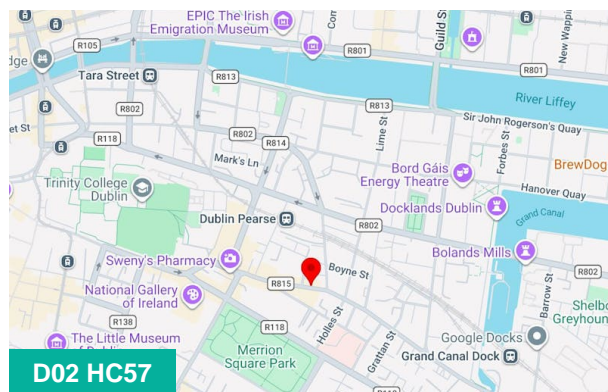
Lease Assignment - 2 Years 6 Months Remaining
Landlord will Offer Longer Lease by DOV if Desired

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.



Viewing & Further Information



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