



To Let

Fully fitted offices, Montague House, Adelaide Road, Dublin 2

- Available on a short term license
- Fully fitted accommodation
- Ground floor courtyard and rooftop terrace
- Shower and changing room facilities on each floor
- Exercise and yoga studio with bookable gym classes
- On site bicycle and car parking available
- WiredScore Gold & WELL Gold rated

Ground - 3rd Floors, Montague House

Adelaide Road, Dublin 2, D02K039

6,924 to 33,034 sq ft

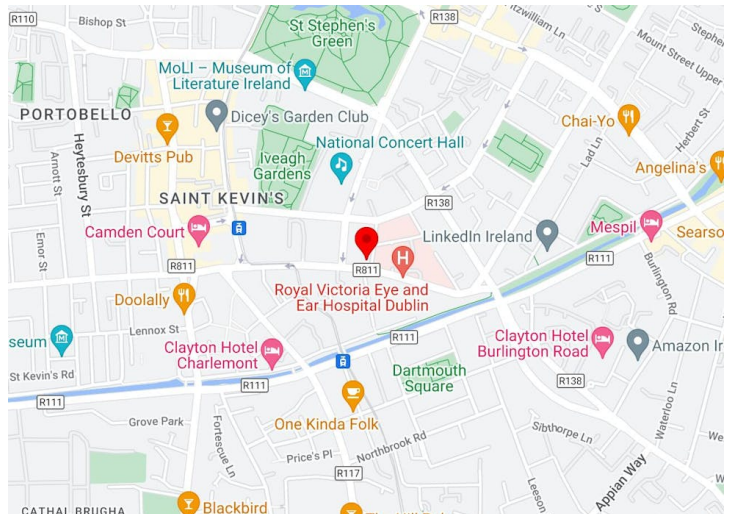
643.26 to 3,068.96 sq m

Reference: #158374

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Location

Montague House is strategically located in Dublin 2, offering excellent accessibility and surrounded by various amenities. The building is situated on Adelaide Road, placing it in close proximity to several notable areas such as the Iveagh Gardens and St. Stephen's Green. Its central location provides easy access to numerous coffee shops, restaurants, bars, gym facilities and hotels.

In terms of transport links, Montague House is exceptionally well-connected. The LUAS Green Line is just a 3-minute walk away. Dublin Bus stops are located within a 1-minute walk, and the Air Coach and Dublin Express services are both within a few minutes walk. For rail travelers, Irish Rail and DART services are accessible within a 15-minute walk (or shorter cycle) at Tara St and Pearse St stations. Cyclists can take advantage of Dublin Bikes stations on the doorstep, and the building provides dedicated bike parking facilities with a repair station.

Description

Montague House is a modern office building located in core Dublin 2 offering 33,034 sq ft of plug & play office space.

Key features include:

- Fully fitted accommodation across 4 floors
- Floor plates ranging from 6,924 sq ft to 8,852 sq ft
- Total capacity of 472 desks
- Wired Score Gold Rating for connectivity
- Rooftop terrace with city views & ground floor tenant courtyard
- Yoga studio and bookable gym classes with shower facilities on each floor
- 22 car parking spaces and ample bicycle spaces
- Available on flexible licence or short-term lease until end of 2026

Montague House is professionally managed by Hibernia Building Management Services Ltd and provides options for fully managed services.

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	6,924	643.26
1st	8,418	782.06
2nd	8,852	822.38
3rd	8,840	821.26
Total	33,034	3,068.96

Specification

The office space is provided in fully fitted and furnished condition and has been newly painted throughout with LED lighting installed. Each floor includes shower facilities for the occupier.

The number of workstations in situ on each floor is as follows:

- Ground Floor: 87
- 1st Floor: 151
- 2nd Floor: 124
- 3rd Floor: 110

Specification:

- Raised Access Floors
- Suspended Ceilings
- New LED lighting
- Air-Conditioning

Terms

Available on short term flexible license agreements until end of 2026.

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