



To Let

Fully-fitted office suite which includes 14 desks, boardroom, 2 x meeting rooms and a canteen.

- Turn-key Office
- 14 Desks
- Boardroom
- Canteen
- Shower Facility
- Car Spaces at Basement Level

4th Floor

4 Earlsfort Terrace, Dublin 2, D02 E024

2,022 sq ft

187.85 sq m

Reference: #352873

4th Floor

4 Earlsfort Terrace, Dublin 2, D02 E024



Summary

Rent	€65 per sq ft
Service Charge	N/A
Car Parking	€4,000 per space / annum 3 Car Spaces
Estate Charge	N/A
BER	Upon enquiry

Description

The 4th floor of 4 Earlsfort Terrace offers tenants the opportunity to acquire high quality office space in the heart of Dublin 2 along with 3 car parking spaces available. The subject floor currently has a full CAT B fit-out in place.

Location

4 Earlsfort Terrace is situated in the Earlsfort Centre and is accessible via both Leeson Street and Earlsfort Terrace. Located just a 2 minute walk from St Stephen's Green, the accommodation is perfectly positioned to avail of all the nearby amenities as well as a variety of food and beverage options including Zambrero, Mortons, Mister Magpie, Cafe Nero, Cafe Sol and Gerard's Deli.

The building is situated within close proximity to St Stephens Green Luas stop and there are ample bus routes serving the area as well as a Dublin Bikes station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	2,022	187.85	Available
Total	2,022	187.85	

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