



## Part Ground & 1st Floor Dargan House

21-23 Fenian Street, Dublin 2, D02 HC57

### High-Quality Office Space

### Lease Assignment

**3,358 sq ft**

(311.97 sq m)

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

# Part Ground & 1st Floor Dargan House, 21-23 Fenian Street, Dublin 2, D02 HC57

## Summary

<b>Available Size</b>	3,358 sq ft
<b>Rates Payable</b>	€16,495 per annum
<b>Service Charge</b>	€26,442 per annum
<b>Car Parking</b>	2 Car Park Spaces
<b>BER Rating</b>	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, spanning c. 1,098 sq. ft. together with the first floor extending c. 2,260 and a total approximately c. 3,358 sq. ft.

The ground floor features open-plan meeting space together with four small soundproof 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 building is served by a centrally located lift and staircore providing efficient access to all floors, with male and female W.C. facilities conveniently located between the ground and first floor accommodation.

The premises comes with two car park space and is available immediately.

There is also additional space available within the building if required.

## 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.

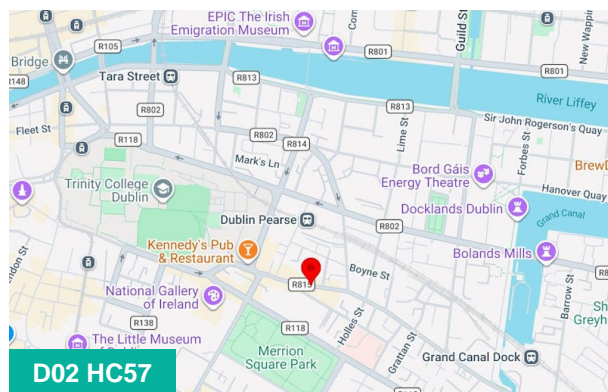
## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Part Ground & 1st Floor	3,358	311.97	Available

## Terms

Lease Assignment - Expiry December 2028 but opportunity for longer lease term subject to Landlord's consent



## Viewing & Further Information



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