



To Let

Ready to go furnished and managed office with external terrace on short term flexible licence agreement in popular Studio building

- Fully fitted office
- Exclusive wrap around external terrace
- On-site 50 person auditorium, showers and gym facility
- Flexible licence agreement

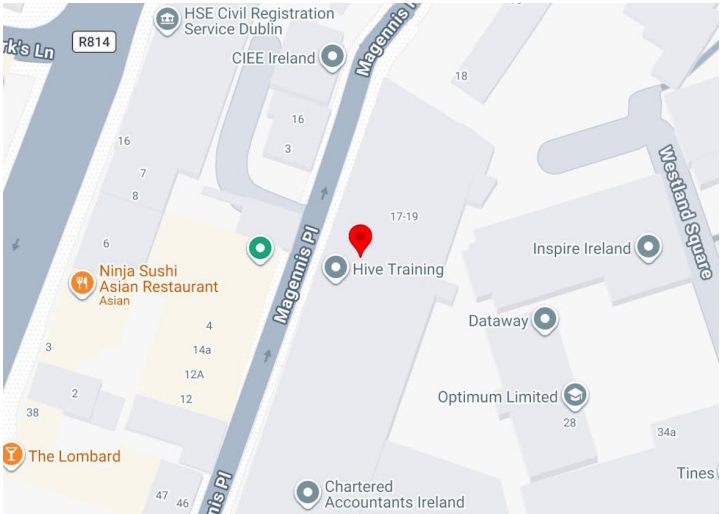
Studio - Pearse Street

Block C, Magennis Court, Magennis Place, Dublin 2, D02 FK76

2,500 sq ft

232.26 sq m

Reference: #384120



Summary

Rent	€35,000 per month Including all occupational costs - rent, rates, service charges, utilities, cleaning, coffee and snacks
Car Parking	€4,500 per space / annum up to 2 spaces available
BER	Upon enquiry

Description

Studio Pearse Street is located at Magennis Court off Pearse Street, Dublin 2, between the Docklands and the city centre.

The third floor is a furnished workspace with large floor to ceiling glazing creating a bright working environment with a dedicated tenant external terrace. Occupiers of the buildings also benefit from a concierge service, a gym with CrossFit and personal training, showers, changing facilities, car and bicycle parking and an on-site 50-person auditorium.

The premises is offered on a furnished and managed licence and available ready to move in and operate with minimal lead in times required.

Location

Ideally located in Magennis Court, Pearse Street this office is surrounded by a host of nearby amenities and public transport links.

- 1 min walk to Pearse DART/Rail station
- 1 min walk to bus stop
- 1 min walk to DublinBikes station
- 8 min walk to LUAS Green line

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	2,500	232.26	Available
Total	2,500	232.26	

Specification

- LAYOUT
- o 24 open plan desks (1400mm)
 - o 2 x Meeting room (6 people)
 - o 3 x Phone booth
 - o Kitchenette and break out
 - o Large, dedicated terrace
- I.T.
- o Dedicated comms room with CAT 6A cabling ethernet links to all desks and meeting rooms
 - o 1 GB primary line, 100 MB back up line with private WIFI network and monitored support

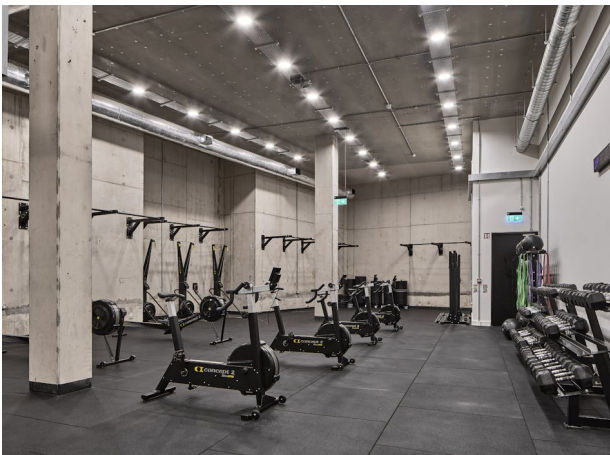
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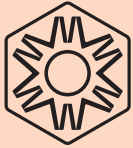
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Studio.

THIRD FLOOR AT PEARSE STREET

233 SQ M | 2,500 SQ FT

Workspace

1,400 x 800mm desks 24

Enclosed meeting

Meeting rooms 2

Phone booths 3

Social & open meeting

Tea station 1

Support

Copy/print 1

Storage/lockers 2



Work seats

Enclosed meeting

Tea station

Toilet amenities

Outdoor terrace

Print / locker

studiodublin.com

