

# 3<sup>RD</sup> FLOOR 7-8 ELY PLACE, DUBLIN 2



Floor area of 277 sq.m. (2,992 sq.ft.) N.I.A



Beautifully Refurbished Georgian Office Building



Prime CBD location



Car parking available to the rear of the building



BER Exempt





# LOCATION



Located in the heart of Dublin 2, the building is close to the City's key parks including St. Stephen's Green, Merrion Square and the Iveagh Gardens offering occupiers convenient access to green space. It is situated amongst an abundance of amenities including cafés, restaurants, gyms and is under 10-minute walk from Dublin's prime shopping location, Grafton St.

The area is well established with AerCap, Vodafone, Bird & Bird, Kennedy Wilson, Maples Group, and the Department of Justice among the notable occupants facing St. Stephen's Green. The surrounding area also hosts multiple Embassies including Australia, New Zealand, and South Africa, adding to the location's reputation.



# TRANSPORT

The property is exceptionally well connected by public transport with the LUAS Green Line, DART and multiple Dublin Bus routes all within a short walk. It also benefits from generous on street parking along Hume Street, Ely Place and St. Stephens Green East.



2-minute walk to  
Stephen's Green  
East Bus Stop



9-minute walk to  
Stephen's Green  
LUAS Stop



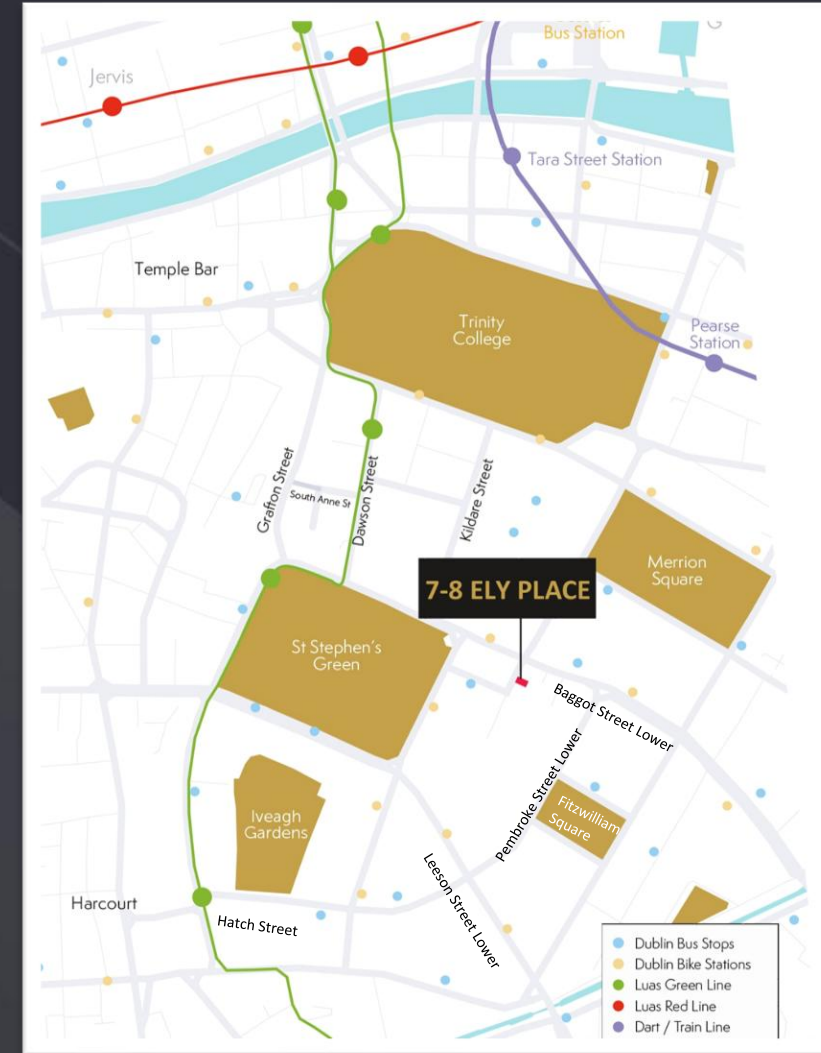
10-minute walk to  
Pearse DART  
station



2-minute walk to  
Stephen's Green  
Dublin Bikes



On site  
car parking





# DESCRIPTION

The 3<sup>rd</sup> Floor 7-8 Ely Place has recently been painted and has undergone recent light refurbishment.

The specification includes:

- Carpeted and wooden flooring
- Modern pendant fluorescent lighting
- Kitchenette
- Intercom entry system
- Storage heating Ladies/Gents W.C.

Floor	SQ.M	SQ.FT
3 <sup>RD</sup> Floor	277	2,992

## LEASE

Available immediately by way of new lease.

## RENT

On application

## VIEWING

Strictly by appointment only

## BER

Exempt



**3<sup>rd</sup> Floor Plan\***

# AGENTS



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