



Colliers

Accelerating success.



Suite 2, 4th Floor, The Ormond Buildings

Dublin 7

TO LET

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Hambleden House
19-26 Lower Pembroke
Street Dublin 2
+353 (1) 633 3700
PSRA Licence No. 001223

[View online here](#)



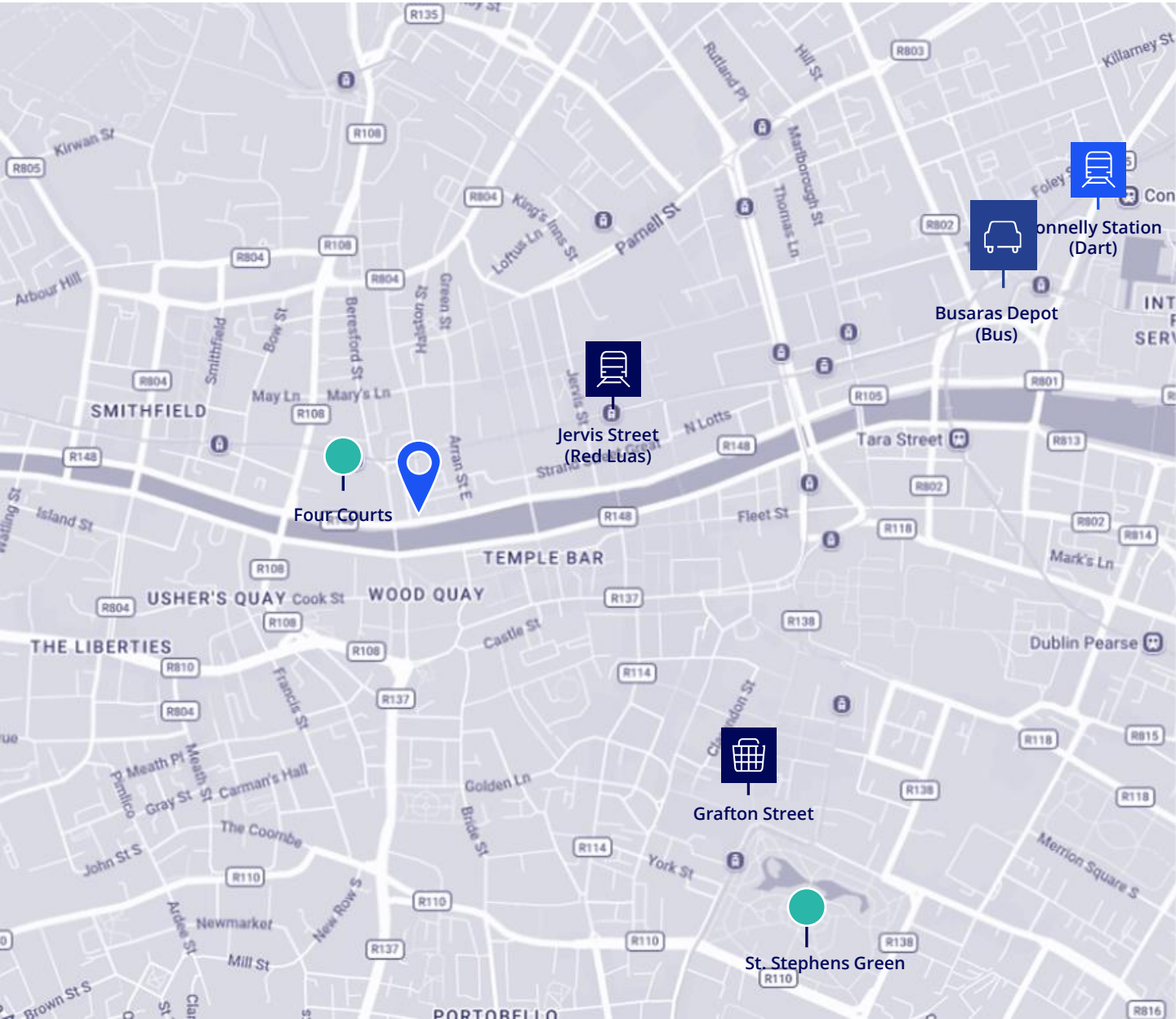
PROPERTY OVERVIEW

Suite 2, 4th floor, Fully Fitted Office Suite

Suite 2 on the 4th floor of The Ormond Buildings comprises 1,103 sq. ft. of fully fitted office space. Combined with a high end, concierge reception and quality common areas. It offers tenants a premium corporate environment with a bright and effect layout.

Specification:

- Movable partition
- 2 Private cellular offices or open-plan team workspaces
 - Dedicated client meeting facilities
- Suites available individually or combined

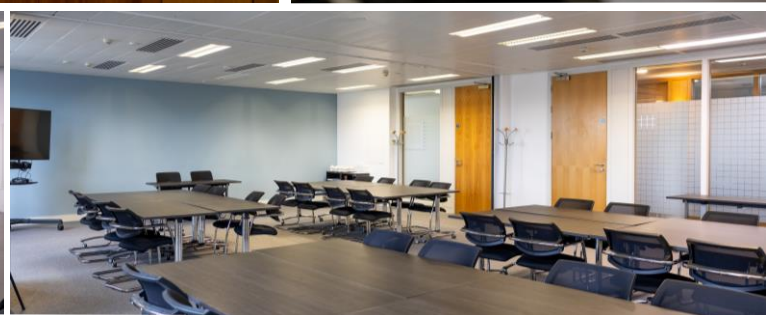


LOCATION OVERVIEW

Ideally located at the heart of Dublin's legal sector, sitting just fifty steps from the Four Courts, Law Library and Dublin District Court. This premium office suite places your firm directly within the daily workflow of the country's legal institutions, offering lawyers, barristers and supporting financial and professional services a prestigious, high-profile address where clients can walk straight from the courtroom to your office in less than a minute.

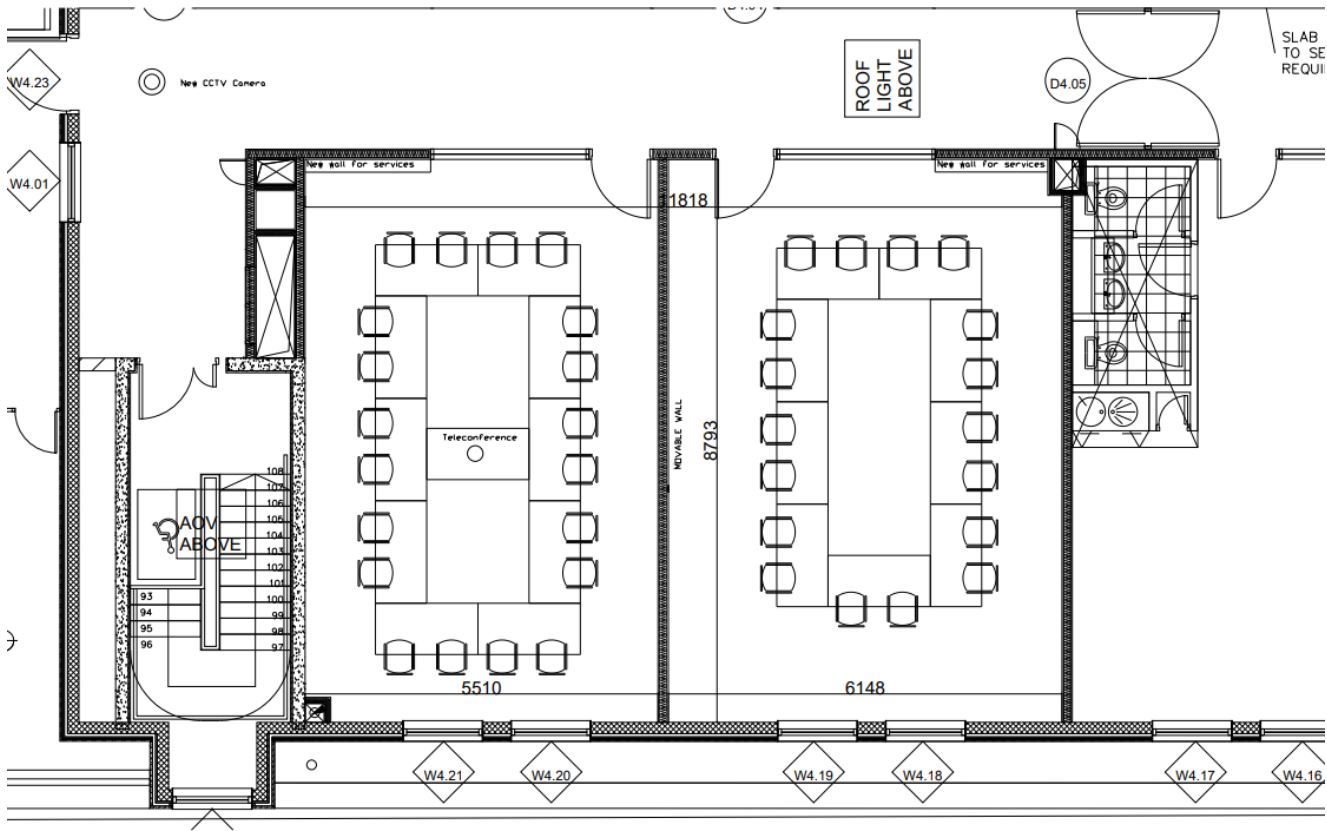
WALKING DISTANCES

-  **Red Luas Line** 2 mins (Jervis Street)
-  **Dart Line** 15 mins (Connolly Station)
-  **Dublin Bus** 15 mins (Busaras Depot)
-  **Grafton Street** 15 mins



Floorplan

Approx. 1,103 SQ. FT.
102.5 SQ. M.





Subject to Contract / Contract Denied

BER B2

AVAILABLE BY WAY OF FLEXIBLE NEW LEASE

PRICE ON APPLICATION

SECRIVE CHARGE: APPROX. €5.97 PER SQ. FT. PER ANNUM

RATES APPROX. €4.88 PER SQ. FT. PER ANNUM

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