



Accelerating success.



# 3rd Floor, 24-25 Grafton Street

Dublin 2

TO LET

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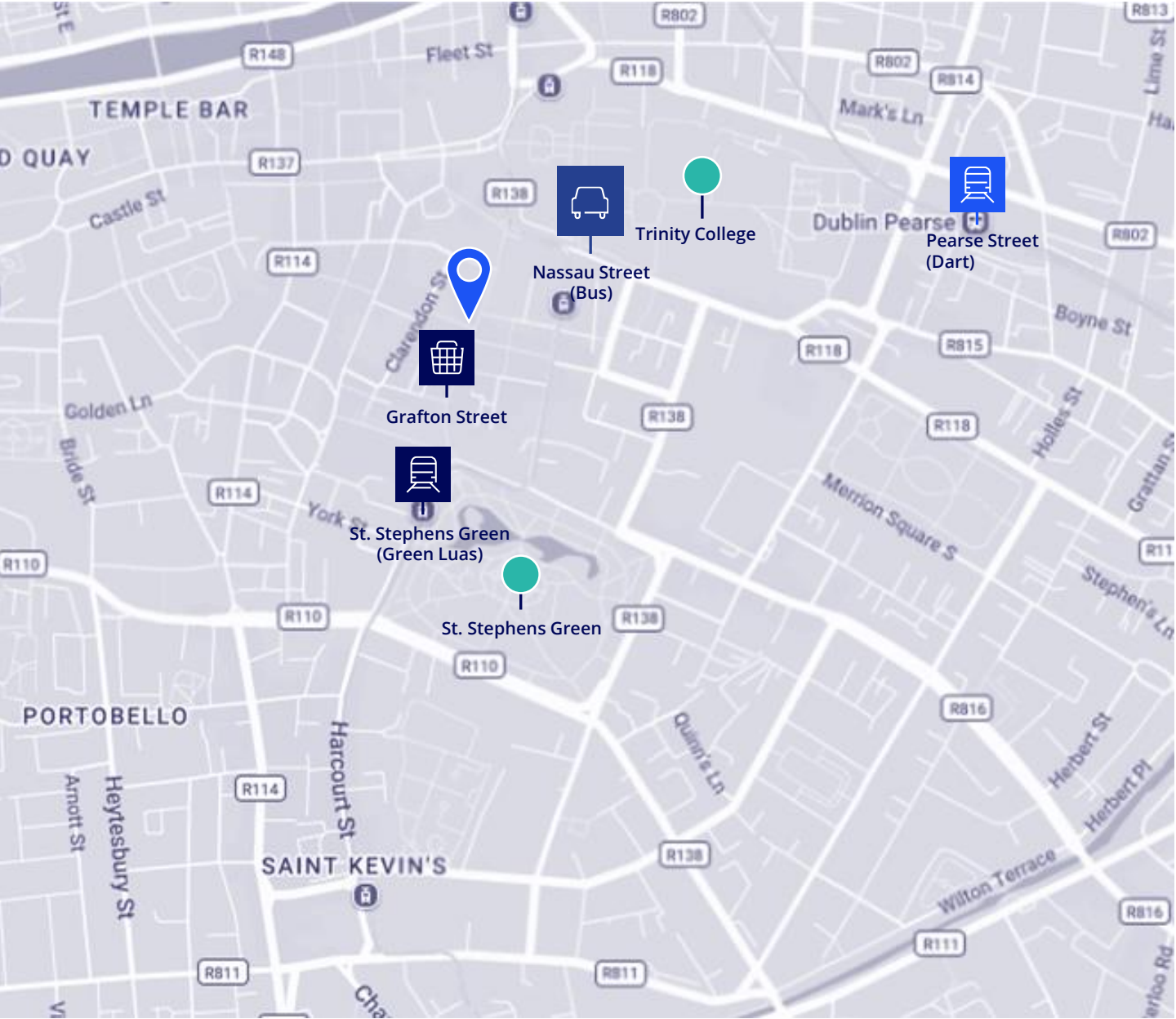
## PROPERTY OVERVIEW

# 3<sup>rd</sup> Floor, Newly Refurbished Office

24-25 Grafton Street comprises a self-contained third-floor office, offering approximately 948 sq. ft. (88.1 sq. m.) of comprehensively refurbished workspace. The property benefits from four well-proportioned rooms providing strong operational flexibility and has been finished to a high standard to maximize natural light.

### Specification:





- New carpets and fresh coat of paint
- Private cellular offices and open-plan team workspaces
  - Dedicated client meeting facilities
  - New LED lighting
- Newly upgraded kitchenette and shared bathroom facility

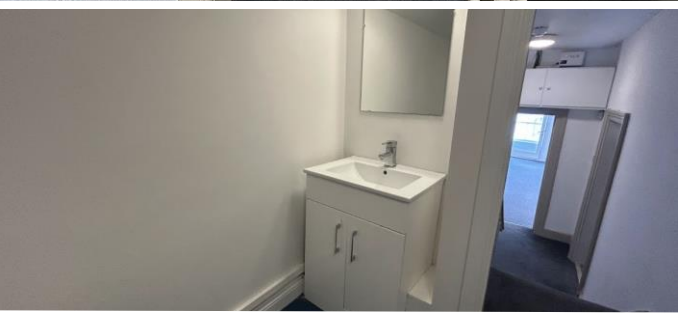
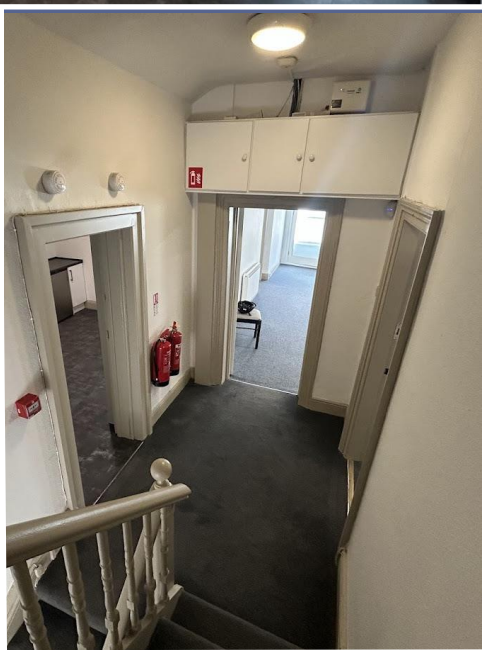


## LOCATION OVERVIEW

Situated in the heart of Dublin's main shopping and commercial district, 24-25 Grafton Street commands a prestigious address on this iconic pedestrianized thoroughfare. The location benefits from unparalleled footfall, offering immediate prestige for any business establishing a presence here. The upper floors are accessed via a secure, private entrance door located directly to the left of the ground-floor Eir retail unit, fronting onto Grafton Street. Accessibility is unrivalled, with every major public transport service within a short walking distance. The property is also surrounded by an abundance of amenities, including high-end retailers, coffee shops, renowned restaurants, and traditional pubs, making it highly attractive to employees and visiting clients alike.

## WALKING DISTANCES

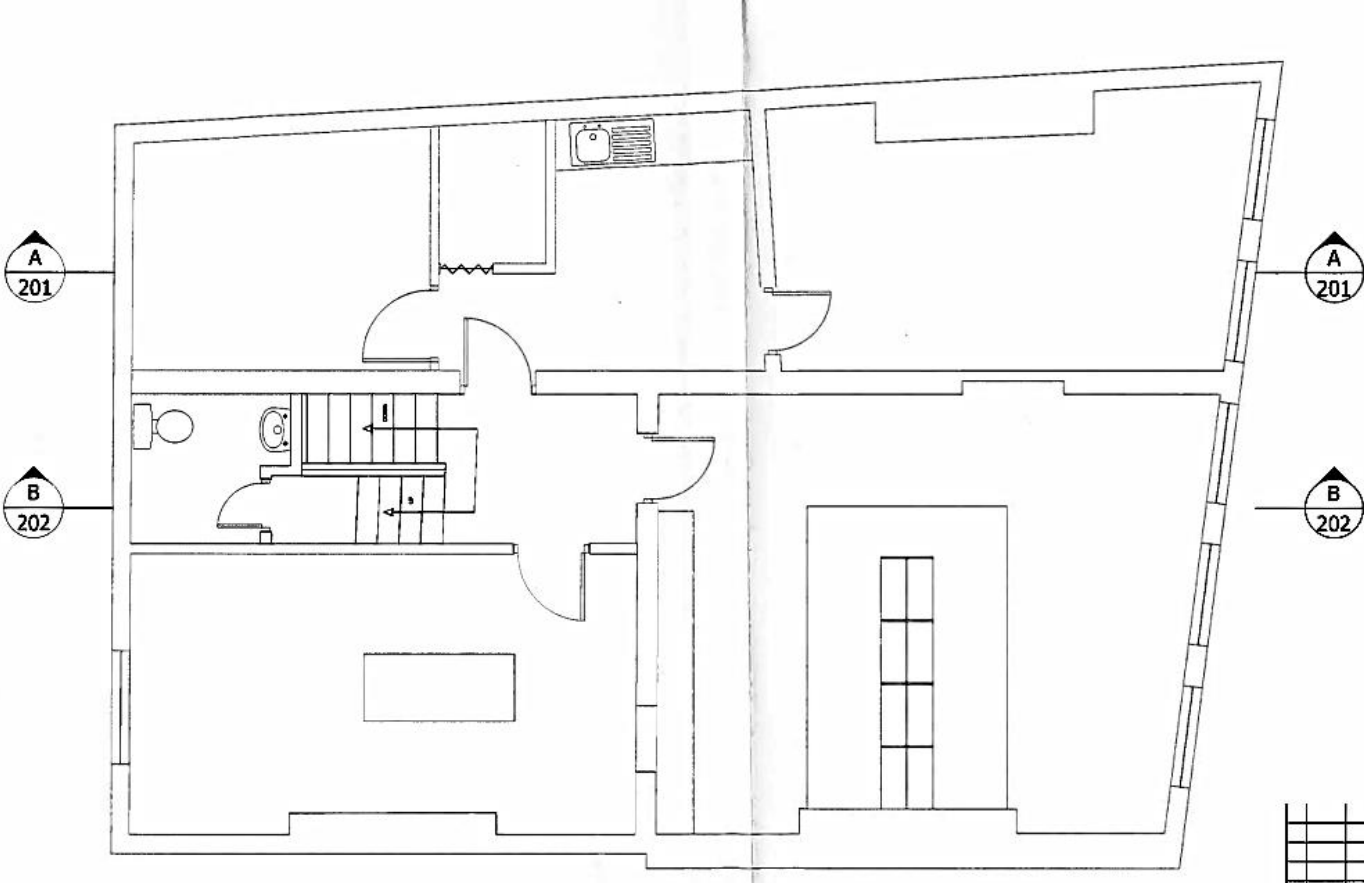
- 
**Green Luas Line** 2 mins (St. Stephens Green)
- 
**Dart Line** 14 mins (Pearse St.)
- 
**Dublin Bus** 5 mins (Nassau Street)
- 
**Grafton Street** Immediate vicinity



# Floorplan

Approx. 948 sq. ft. SQ. FT.

88 SQ. M.





Subject to Contract / Contract Denied

**BER EXEMPT**

AVAILABLE BY WAY OF FLEXIBLE NEW LEASE

PRICE ON APPLICATION

NO SECRIE CHARGE PAYABLE

RATES APPROX. €1.32 / SQ. FT. / ANNUM

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