

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

Third Floor,
Spencer House,
Store Street,
Dublin 1.



■ INDUSTRIAL ■ OFFICE ■ RETAIL ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

TO LET

www.agar.ie

AGAR
Suite 12 The Mall,
Beacon Court, Sandyford,
Dublin 18

Tel: +353 1 213 7777
Email: info@agar.ie

- 116 Sq. M. (1,248 Sq. Ft.)
- Centrally Located Fully Fitted Offices.
- Adjacent to IFSC, Busaras & Connolly Station.
- Immediate Vacant Possession.
- Fully Fitted and in excellent condition.



■ LOCATION:

City Centre location on Store Street, just two minutes' walk from the IFSC.

A 5 minute Luas journey from the retail area of O'Connell Street.

Excellent public transport links, just yards from Busaras and Connolly Station, Ireland's hub for bus and train services.

■ DETAILS:

The property comprises a modern office of 116 Sq. M. over one floor.

Fitted with open plan and portioned offices, lift, suspended ceilings, perimeter trunking, car 5 cabling, air conditioning, GFCH, intercom, alarm and kitchenette facilities.

Occupiers include National Union of Journalists and Sight Savers.

■ **RATES:** €3,725 for 2022.

■ **SERVICE CHARGE :** €5,327 FOR 2022 incl. VAT.

■ **BER:** D2

■ **RENT:** €32,000 per annum exclusive

■ **VIEWING:** To view or for more information contact Ben Pearson –
bpearson@agar.ie – 01 2137777

VIEWING STRICTLY BY APPOINTMENT

