

dVW

SMYTH

# OFFICES TO LET

## 7 Upper Leeson Street Dublin 4

164m<sup>2</sup> (1760 Sq.Ft)



Well located adjacent to Leeson Street Bridge beside all amenities and facilities, No. 7 comprises approx 164m<sup>2</sup> (1760 Sq.feet) of very well presented offices.

### SITUATION:

On the west side of Leeson Street upper close to Leeson Street Bridge. This is an established commercial location with a variety of offices, shops, restaurants, hotels and guest houses, public houses and all other facilities and amenities. The location is well served by public transport including the LUAS system with the near by Charlemont Station and a bicycle rank for the city cycle scheme.



## DESCRIPTION:

These offices comprise the hall, first and second floors of a four storey terraced Georgian building presented in very good condition with all period details including cornices and ceiling roses intact.

## ACCOMMODATION:

### HALL FLOOR:

Entrance Hall  
Front Office  
Rear Office  
Return Tea Station  
Toilets

### FIRST FLOOR RETURN:

Office

### FIRST FLOOR:

Front board room with original marble mantle piece.  
Double doors to Office with original marble mantle piece

### SECOND FLOOR:

2/3 offices

### RETURN:

WC, WHB

Available September 2012

**LEASE TERMS:** Flexible

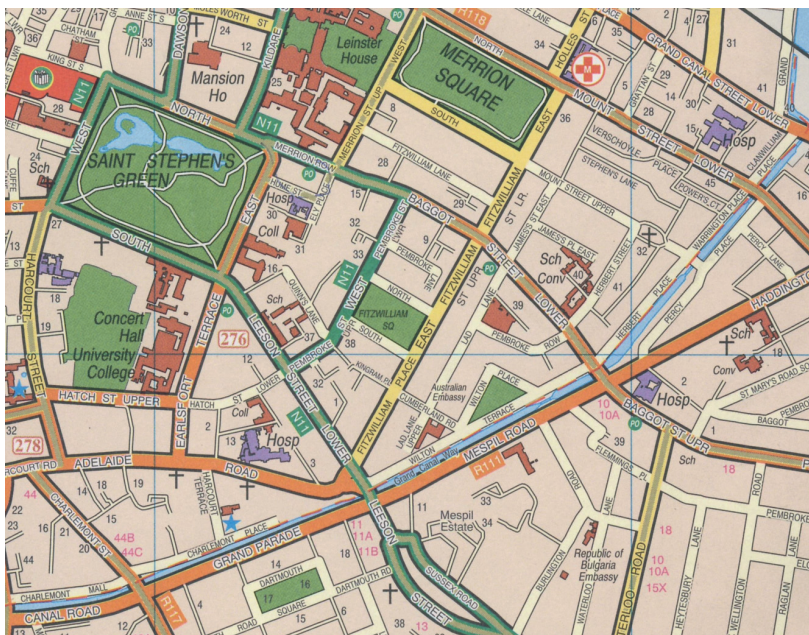
**RENT:** € 35,000 per annum

**INSPECTION:** By appointment with this office.

## CONDITIONS TO BE NOTED

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The lessor does not make or give, nor is deVere White & Smyth or its staff authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition & necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.



35 Kildare Street, Dublin 2. Ph: 00353 (0)1 6768300