

To Let – by way of new lease 4-5 Dawson Street, Dublin 2



CONTACT

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DESCRIPTION

The available space is located on the top floor and part 3rd floor. Both floors are accessed via a high quality, fully refurbished reception area, providing a welcoming entrance for occupants.

The penthouse floor provides open plan space extending to approx. 886 sq.ft. The space benefits from a patio area overlooking Dawson Street. Just off the office space is a kitchen area. The penthouse space would be ideally suited for a small business looking for a city centre hub for its employees.

The part 3rd floor comprises open plan office space, suitable for a range of uses.

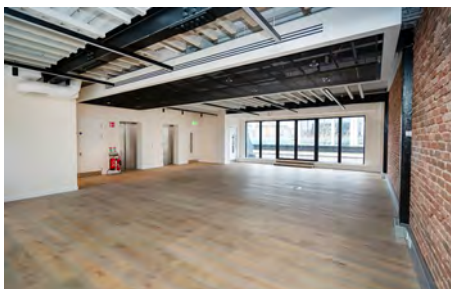
SPECIFICATION

- Combination of timber and laminate flooring
- Painted and plastered walls and ceilings
- Raised access floors
- Suspended ceilings
- Kitchenette on penthouse floor
- Shower facilities
- Bike storage
- Passenger lift

SCHEDULE OF ACCOMMODATION

Floor	Area (sq m)	Area (sq ft)
Part Third Floor	50	540
Penthouse	82	886
Total	132	1,426

Parties should satisfy themselves as to the accuracy of the above floor areas



**4-5 Dawson Street,
Dublin 2**



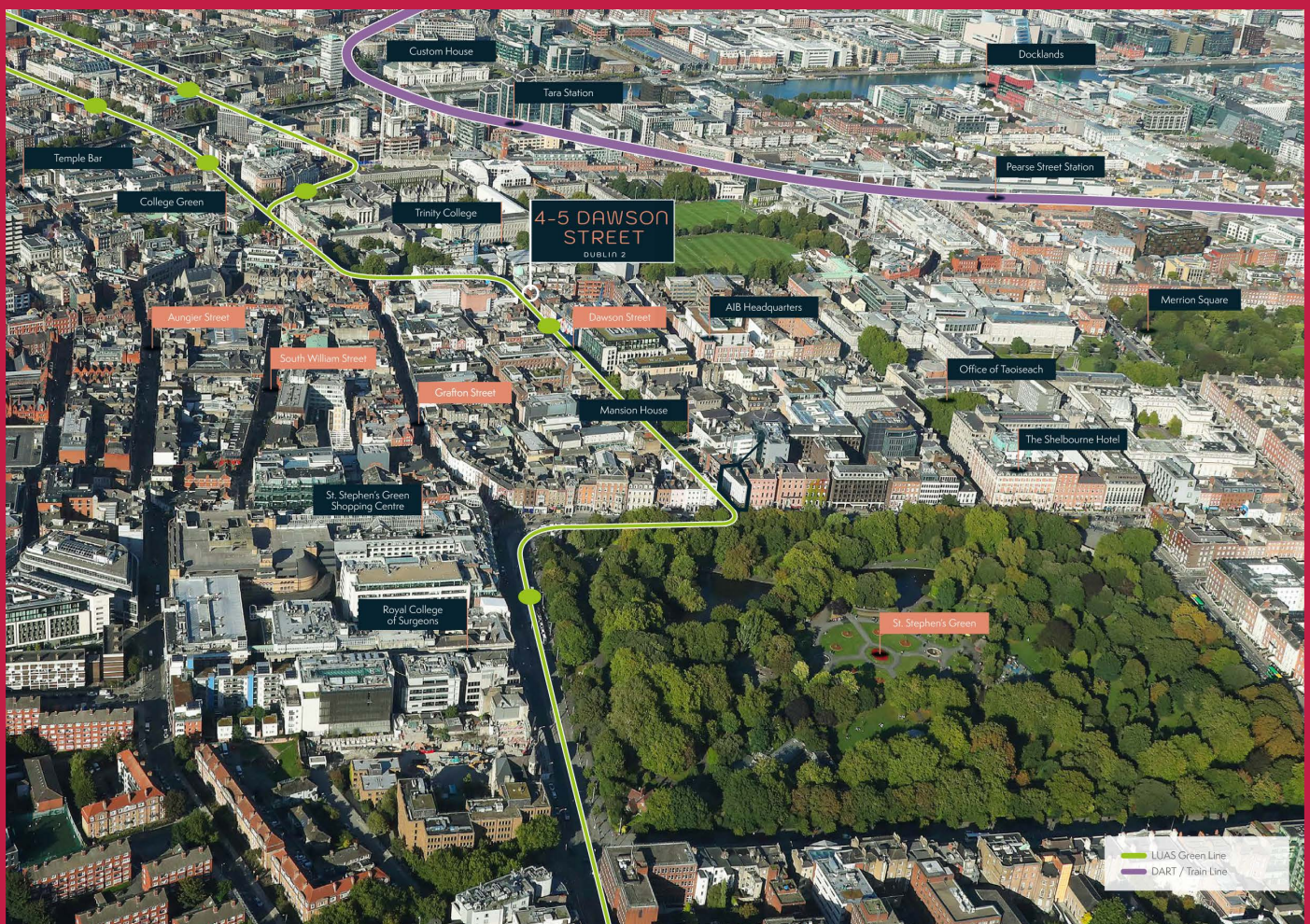
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LOCATION

4-5 Dawson Street is located on the eastern side of Dawson Street, close to its junction with Nassau Street. The property is ideally located in the heart of Dublin City Centre and is situated in close proximity to Grafton Street which is one of Ireland's prime shopping locations and home to a variety of bars, shops and restaurants.

The property could not be more conveniently located with the green line Luas on your doorstep, as well as several Dublin Bus routes serving the area. Pearse Street and Tara Street DART stations are also a short walk away.

The new occupier will be in excellent company other occupiers such as Low Lane, Cundall, Davy, Sisk, Penguin and the Noel Group also located nearby, among many more.



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KEY DETAILS

Service Charge

Approx. €6.74 per sq.ft

Insurance

Approx. €0.42 per sq.ft

Rates

TBC

Rent

On application

BER

BER C1

Viewing

Strictly by
appointment through
sole agent Bannon



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