

3RD FLOOR 7-8 ELY PLACE, DUBLIN 2



Floor area of 277 sq.m. (2,992 sq.ft.) N.I.A



Beautifully Refurbished Georgian Office Building



Prime CBD location



Car parking available to the rear of the building



BER Exempt



LOCATION

Located in the heart of Dublin 2, the building is close to the City's key parks including St. Stephen's Green, Merrion Square and the Iveagh Gardens offering occupiers convenient access to green space. It is situated amongst an abundance of amenities including cafés, restaurants, gyms and is under 10-minute walk from Dublin's prime shopping location, Grafton St.

The area is well established with AerCap, Vodafone, Bird & Bird, Kennedy Wilson, Maples Group, and the Department of Justice among the notable occupants facing St. Stephen's Green. The surrounding area also hosts multiple Embassies including Australia, New Zealand, and South Africa, adding to the location's reputation.



TRANSPORT

The property is exceptionally well connected by public transport with the LUAS Green Line, DART and multiple Dublin Bus routes all within a short walk. It also benefits from generous on street parking along Hume Street, Ely Place and St. Stephens Green East.



2-minute walk to
Stephen's Green
East Bus Stop



9-minute walk to
Stephen's Green
LUAS Stop



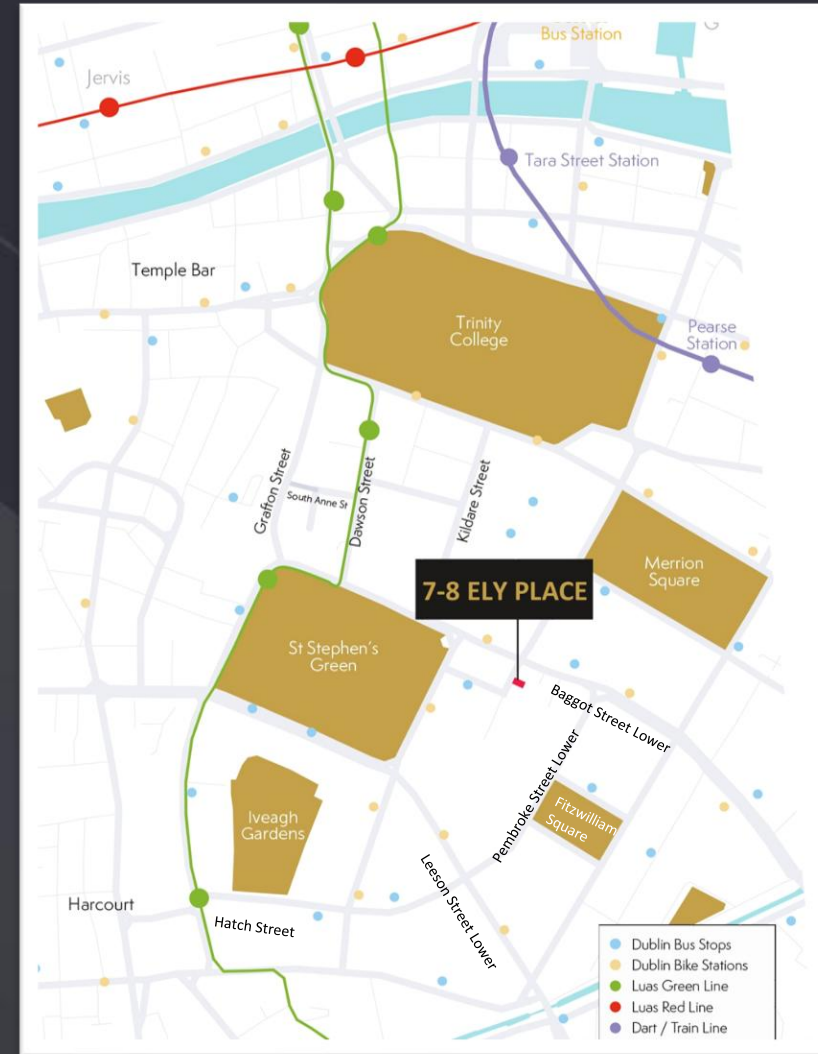
10-minute walk to
Pearse DART
station



2-minute walk to
Stephen's Green
Dublin Bikes



On site
car parking



DESCRIPTION

The 3rd Floor 7-8 Ely Place has recently been painted and has undergone recent light refurbishment.

The specification includes:

- Carpeted and wooden flooring
- Modern pendant fluorescent lighting
- Kitchenette
- Intercom entry system
- Storage heating Ladies/Gents W.C.

Floor	SQ.M	SQ.FT
3 RD Floor	277	2,992

LEASE

Available immediately by way of new lease.

RENT

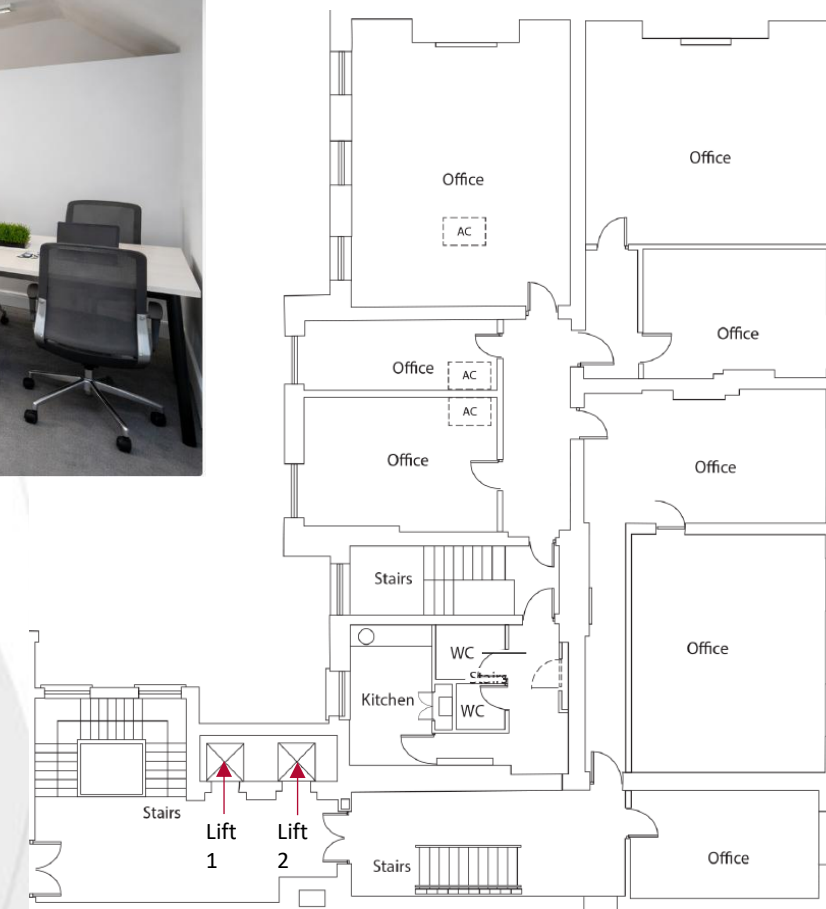
On application

VIEWING

Strictly by appointment only

BER

Exempt



3rd Floor Plan*

AGENTS



Tel: +353 1 6477900
<https://bannon.ie/>
PSRA: 001830

Property Consultants and
Chartered Valuation Surveyors
Hambleton House
19/26 Pembroke Street Lower
Dublin 2

CONTACT:
ROD NOWLAN
+353 1 647 7909
rnowlan@bannon.ie
PSRA: 001830-002131

Alison Manning
+353 01 - 647 7949
amanning@bannon.ie
PSRA: 001830-011037



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