

TO LET

**BEAUTIFULLY APPOINTED FIRST FLOOR OFFICE
SUITE OF C.122 SQ.M.**

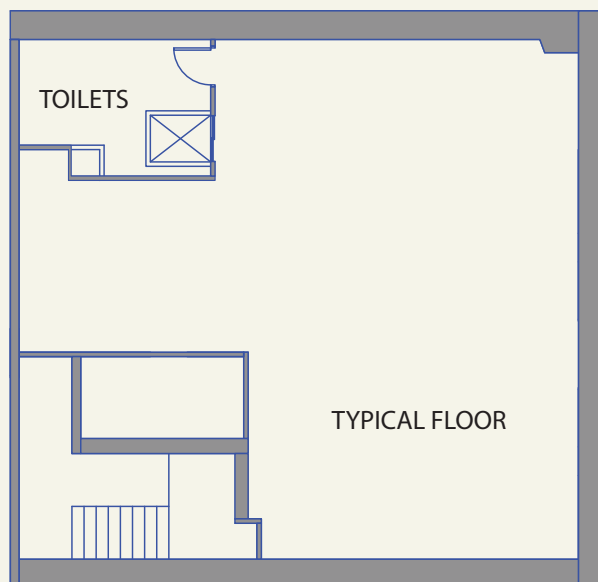
24/26 ORMOND QUAY UPPER, DUBLIN 1

TO LET

01 678 0400



- Convenient, first floor office suite, of c.122 s.m.
- Breathtaking views over the River Liffey.
- Located convenient to the Four Courts, LUAS Red line, O'Connell Street, Temple Bar.
- Situated in a modern, 5 story office building, with lift serving all floors.
- Professionally managed, centrally located, prime pitch.



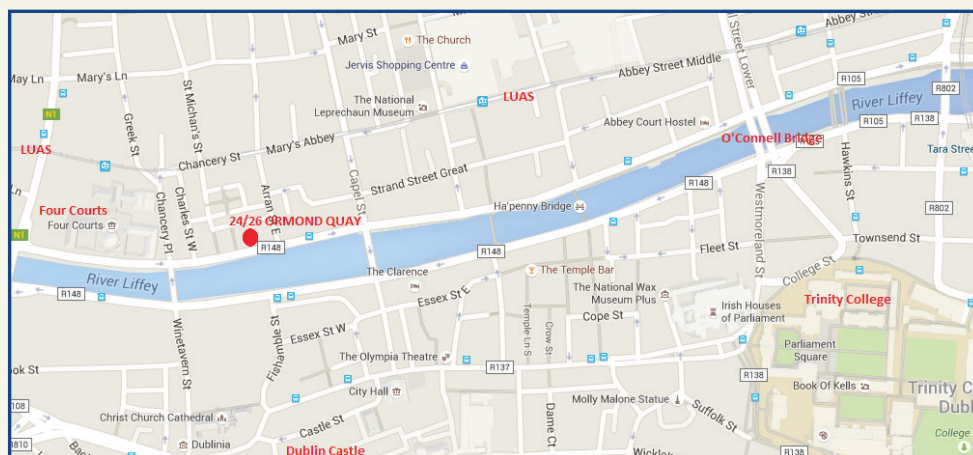
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LOCATION



DESCRIPTION / ACCOMMODATION

24/26 Ormond Quay comprises a 5 storey, mid terrace, modern office building, with concrete floors throughout, and external brick façade. Windows are double glazed aluminium. The first floor office suite comprises a mix of open plan and cellular offices, of c.122 sq.m. (c.1,310sf).

Ladies and gents toilets are located in the common area. An 8 person passenger lift serves all floors.

SPECIFICATION

- Raised access floors,
- Floor boxes wired for power and data cabling,
- Suspended ceilings and recessed light fittings,
- Cassette air conditioning,
- 8 person passenger lift,
- Kitchenette facilities,
- Intercom system,
- Intruder / fire alarm.



ENTRANCE

FEATURES

- Central location, adjacent LUAS red line and Four Courts,
- Beautiful aspect over River Liffey,
- Cafes, retail, restaurants and bars in immediate vicinity,
- Offices on one floor plate, fully serviced.
- Car parking available nearby – details on request

LEASE, TERMS ETC

The first floor office suite is available on a new, medium term flexible lease. Details of rent etc., available on request.

FOR FURTHER DETAILS PLEASE CONTACT:

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