

To Let

Own Door Office

19 Fleming's Place, Dublin 2



- ❖ Self-contained building suitable for offices and storage use.
- ❖ c. 118 sq. m. (1,280 sq. ft.) net internal area.
- ❖ Close to all City Centre amenities.
- ❖ Available immediately on new lease.

Location

Fleming's Place is located behind Upper Baggot Street connecting Mespil Road and Waterloo Road close to the City Centre. Occupiers will benefit from good transportation links and a variety of amenities on Baggot Street including pubs, restaurants, cafés and shops. There are numerous bus routes serving the area along with the Charlemont stop of the LUAS Green Line which is within walking distance of the property.

Description

No. 19 is a mid-terraced self-contained building comprising a mix of office and storage accommodation over three floors. The ground floor provides c. 60 sq.m. (645 sq.ft.) of stores with a roller shutter entrance and security alarm. The upper floors are smart open plan offices with laminate wooden floors, plastered & painted walls and fluorescent strip lighting. There is also balcony space complete with decking on the first floor overlooking the rear yard.

Lease

New flexible lease available.

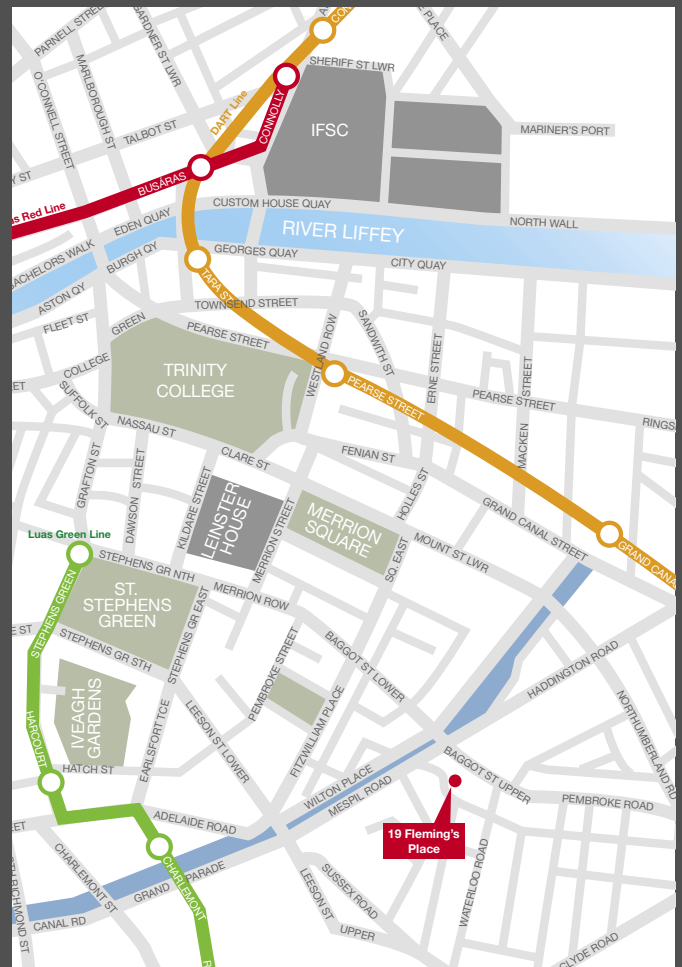
Rent

Available on application.

Accommodation

Net Internal Area	Sq.m	Sq.ft
Total	118.88	1,280

Location Map 19 Fleming's Place



(for illustration purposes only)



For further details please contact:

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