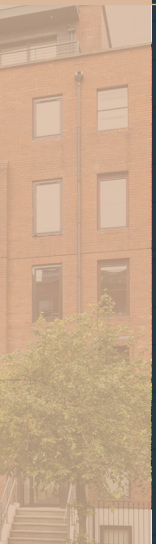




# HAMPTON HOUSE

27 MOUNT STREET LOWER, DUBLIN 2





## A CONTEMPORARY OFFICE BUILDING LOCATED IN THE HEART OF DUBLIN'S CBD, CLOSE TO THE GRAND CANAL.

Hampton House is well connected to the transport network including DART, LUAS, Dublin Bus and Dublin Bikes. The immediate area offers a host of amenities including numerous restaurants, cafes, bars, hotels, gyms and convenience stores.

### KEY FEATURES:

- Extensively Renovated Office Space extending to approx. 8,341 sq.ft.
- Efficient Floor Plates from 849 – 1,298 sq. ft NIA
- Superb City Views from Penthouse Floor
- Luxury Shower & Changing Facilities



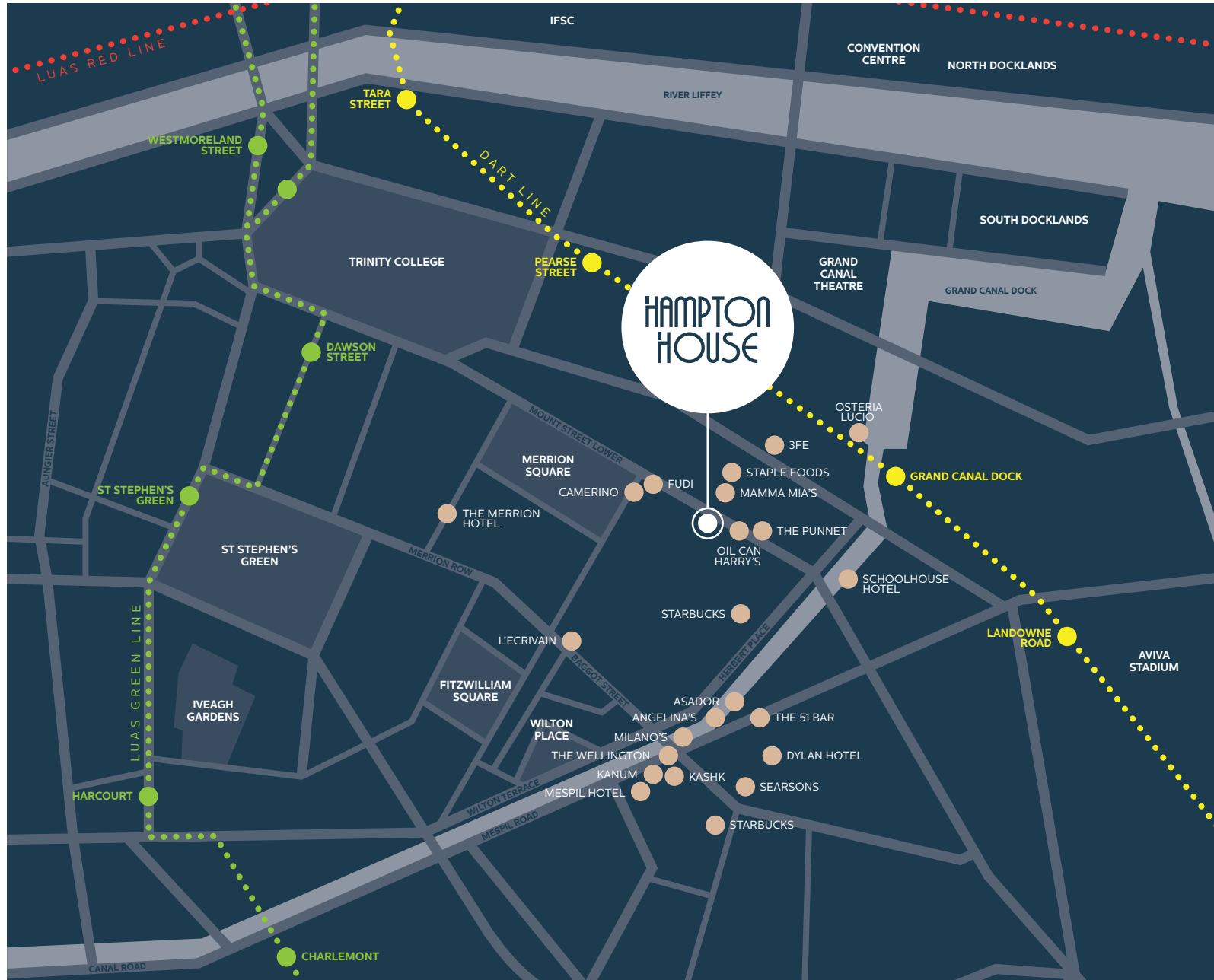
3 SECURE CAR  
PARKING SPACES



EASY WALKING DISTANCE TO  
MERRION SQUARE, GRAND CANAL  
DOCK AND DUBLIN CITY CENTRE









# A

## ACCOMMODATION

Lower Ground Floor	120.59 sq.m.	1,298 sq.ft.
Ground Floor	78.87 sq.m.	849 sq.ft.
First Floor	119.75 sq.m.	1,289 sq.ft.
Second Floor	119.75 sq.m.	1,289 sq.ft.
Third Floor	119.75 sq.m.	1,289 sq.ft.
Fourth Floor	119.75 sq.m.	1,289 sq.ft.
Fifth Floor	96.43 sq.m.	1,038 sq.ft.
Total (NIA)	774.89 sq.m.	8,341 sq.ft.

# S

## SPECIFICATION

- Mix of exposed and suspended ceilings
- Mobile controlled App air conditioning
- LED sensed lighting
- Mix of perimeter trunking and floor boxes
- Quality carpet tile finish
- Guest & Tenant Wi-Fi
- CAT 6 data cabling
- Video intercom to all floors connected to mobile app
- New double glazed windows
- Floor by floor metering and comms rack
- 8 person passenger lift
- Secure parking for 3 cars
- Bicycle storage
- Shower facilities
- Toilets on all floors

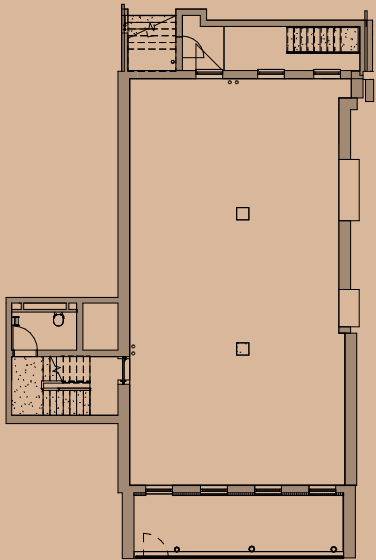




FLOOR PLANS

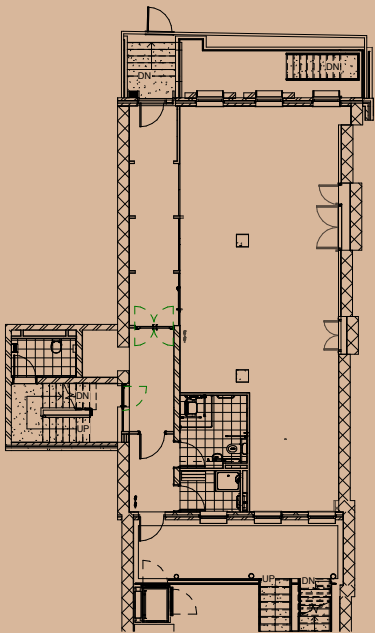
LOWER GROUND FLOOR

120.59 sq.m.  
1,298 sq.ft.



GROUND FLOOR

78.87 sq.m.  
849 sq.ft.

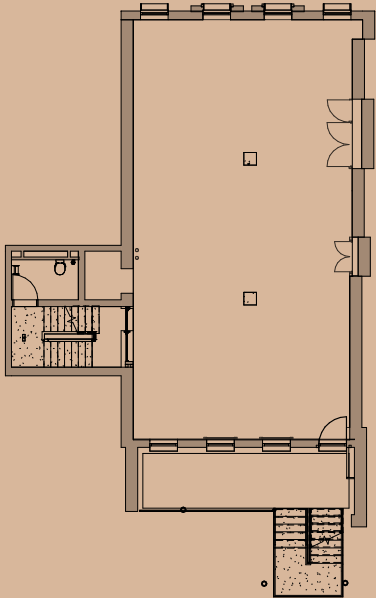




FLOOR PLANS

2  
SECOND FLOOR

119.75 sq.m.  
1,289 sq.ft.

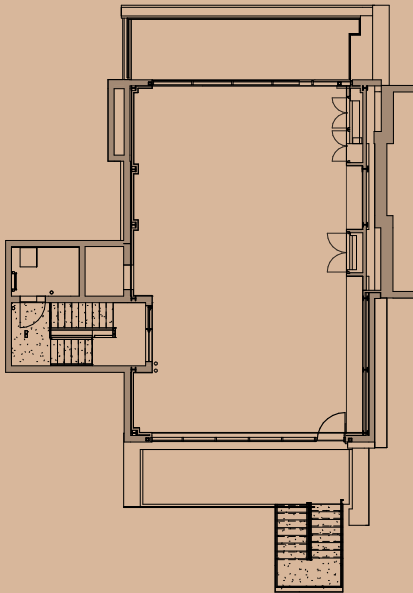


3  
THIRD FLOOR

119.75 sq.m.  
1,289 sq.ft.

4  
FOURTH FLOOR

119.75 sq.m.  
1,289 sq.ft.



5  
FIFTH FLOOR

96.43 sq.m.  
1,038 sq.ft.



## PROFESSIONAL TEAM:



## CONTACT SOLE LETTING AGENTS:



LRN: 003754

### BRIAN GAFFNEY

**T** +353 1 531 1032

**E** bg@murphymulhall.ie

### REBECCA BREEN

**T** +353 1 531 1043

**E** rb@murphymulhall.ie

[www.hamptonhouse.ie](http://www.hamptonhouse.ie)



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