



To Let

20 Stephen Street Lower

Contemporary Offices in
Vibrant Dublin 2 Location

MM
Murphy Mulhall

Tel: +353 1 634 0300





LOCATION

20 Stephen Street Lower enjoys a high profile corner location at the junction of Aungier Street . This is one of Dublin's most vibrant areas with lots of cafés, restaurants, bars, hotels and retail shops. Getting here by public transport could not be easier with numerous bus routes passing along South Great George's Street. The St Stephens Green LUAS stop is within 10 minutes' walk. The 180 bed Premier Inn Dublin Hotel is opposite the property.

DESCRIPTION

The office space is furnished to a high standard. A mix of old and new with original brickwork exposed in the common areas. The floor has its own WC and tea station. The look and feel of the space is cool and contemporary in keeping with the surrounding area.





ACCOMMODATION

	Sq.m. (NIA) approx	Sq.ft. (NIA) approx
Second Floor	82.6	889
Total	82.6	889



SPECIFICATION

- Fully fitted & furnished
- Video Intercom system
- Carpet flooring throughout
- Perimeter trunking system
- Low Energy LED Lighting
- Air source central heating
- Tea Station and WC facilities

BER: B2

VIEWINGS

Strictly by appointment with sole letting agents.

AMENITIES



FOR FURTHER INFORMATION CONTACT:

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