



38 Dawson Street occupies a superb profile on Dawson Street, one of Dublin's most sought after premier business addresses. The area benefits from a host of amenities offering a wide selection of retail shops and cafes. Dawson St provides occupiers with excellent choices for restaurants and bars. Its location in the heart of the City means that it is accessible by all methods of transport. Nearby Nassau St is serviced by numerous bus routes and the Luas Green Line terminates in nearby St Stephen's Green. Tara St & Pearse St DART stations are an equidistant 13 minute walk away and link the city centre with the north and south suburbs.

Specification	<ul style="list-style-type: none">• Fully fitted office space• Includes teas station , reception and two offices.• Available for occupation June 2014• Excellent value at a quoting rent of €1500 per month inc rates and insurance• No service charge
Net Internal Area	<ul style="list-style-type: none">• 74.97 sq.m /807 sq.ft

Please note that in accordance with standard practice that this is for information purposes only and no agreement shall exist or be deemed to exist until legal documentation has been signed or exchanged by both parties.