

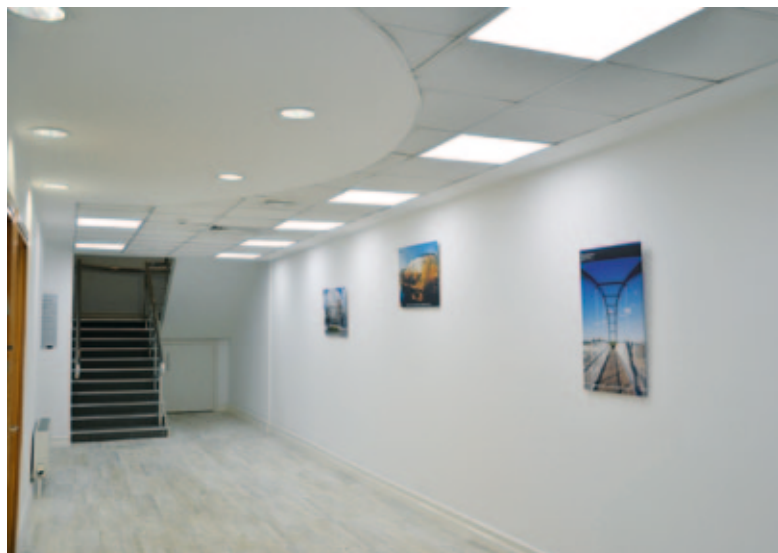
## FIRST FLOOR, CARNEGIE HOUSE, LIBRARY ROAD, DUN LAOGHAIRE

BER D2



01-638 2700

- Bright modern office accommodation.
- Last remaining floor available of approx. 516.84 sqm (5,563 sqft).
- Excellent public transport links nearby including DART and bus services.
- Fully fitted to include reception area, meeting rooms, canteen and shower room.



## LOCATION

Dun Laoghaire is an attractive suburban location, situated only 8 kilometres south of Dublin's city centre. There are an array of services and amenities in the area, with two major shopping centres, a large choice of schools and colleges, libraries, numerous hotels, bars and restaurants.

Carnegie House is situated on the west side of Library Road in Dun Laoghaire, just 35 metres south of George's Street Lower, Dun Laoghaire's main shopping street.

## THE PROPERTY

Carnegie House comprises a three storey office building. Internally, the office accommodation is arranged around a central access core at ground, first, and second floors. The entrance hall has a passenger lift servicing all floors of the building.

The first floor comprises a mix of open plan accommodation together with reception area, ancillary offices and meeting rooms. The offices include a canteen, w.c. facilities and a shower room.

## ACCESSIBILITY

In terms of accessibility, Carnegie House benefits from excellent public transport links including DART and bus services. The DART provides efficient, reliable transport to the city centre within 20 minutes. The N11 is only 3 km east of Dun Laoghaire and Dublin's M50 motorway can also be easily accessed via the nearby Cherrywood – Loughlinstown junction.

## SPECIFICATIONS

Fitted to a specification to include;

- Raised floors with floor boxes wired for power and data
- Plastered and painted walls
- Suspended ceilings with recessed lighting
- Gas fired central heating.
- Canteen
- Shower Room

## RENT

Available on application.

## RATES

Available on application.

## ST. STEPHEN'S GREEN HOUSE

Earlsfort Terrace, Dublin 2, D02 PH42  
Tel: +353 1 638 2700  
Fax: +353 1 638 2706  
Email: dublin@lisney.com

## OTHER OFFICES

1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.  
Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com  
1 South Mall, Cork, T12 CCN3. Tel: +353 21 427 5079 Fax: +353 21 427 2405  
Email: cork@lisney.com

## CAR PARKING

Ample car parking is available on separate licence agreements with the adjoining IMC car park.

## BER INFORMATION

BER: D2.

BER No: 800307068.

EPI: 553.11 kWh/m<sup>2</sup>/yr.

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Paul Hipwell 01-638 2732 phipwell@lisney.com

Deborah Mahon 01-638 2793 dmahon@lisney.com



Ref: CA037531

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