

3 KINGRAM PLACE, DUBLIN 2, D02 X893

BER F



01-638 2700

- Unique mid-terraced, four storey mews to the rear of Fitzwilliam Place
- Built in 1980's
- CAT 5 data cabling
- GFCH
- Parking for approximately 2 cars to the front of the property
- Extends to 2,072 sq ft approx.
- For sale with vacant possession
- Permission for medical use granted



LOCATION

Located in the heart of Dublin 2, 3 Kingram Place is ideally positioned to the rear of Fitzwilliam Place and surrounded by Fitzwilliam Square South, Pembroke Street Upper, Leeson Street Lower, in the centre of the Dublin's central business district. The building is located close to all city centre amenities including transport, restaurants and hotels. Notable neighbouring businesses include the Medical Council, Burlington Real Estate and KAX Media.

There are multiple bus routes servicing the Dublin area available 300m away on Lower Leeson Street such as the 7B, 46A, 116, 145 and 155. The closest Luas Station is just 1.km away at St Stephen's Green. Pearse Street DART station is 1.4km from Kingram Place.



FULL DESCRIPTION

3 Kingram Place is a unique double fronted mid-terraced mews building. Laid out over four storeys extending to approximately 2,072 sq ft. Currently in office use with residential on the 2nd floor with a permission for change of use to medical dental practice granted in 2014. Built in the 1980's and maintained to an excellent standard, Kingram Place is available to purchase with vacant possession.

There is a full comms room located on the third floor, kitchen on the second floor and two w/c throughout. The third floor features a vaulted ceiling where the ceiling height varies.

The property comes with parking to available to the front of the property.



ACCOMMODATION

Floor	Sq.M (NIA)	Sq. Ft (NIA)	Ceiling Height (Metres)
Ground	58	627	2.3
First	56	611	2.3
Second	52	570	2.3
Third	24	262	2.1 – 1.0
Total	190	2,070	





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BER Rating: F

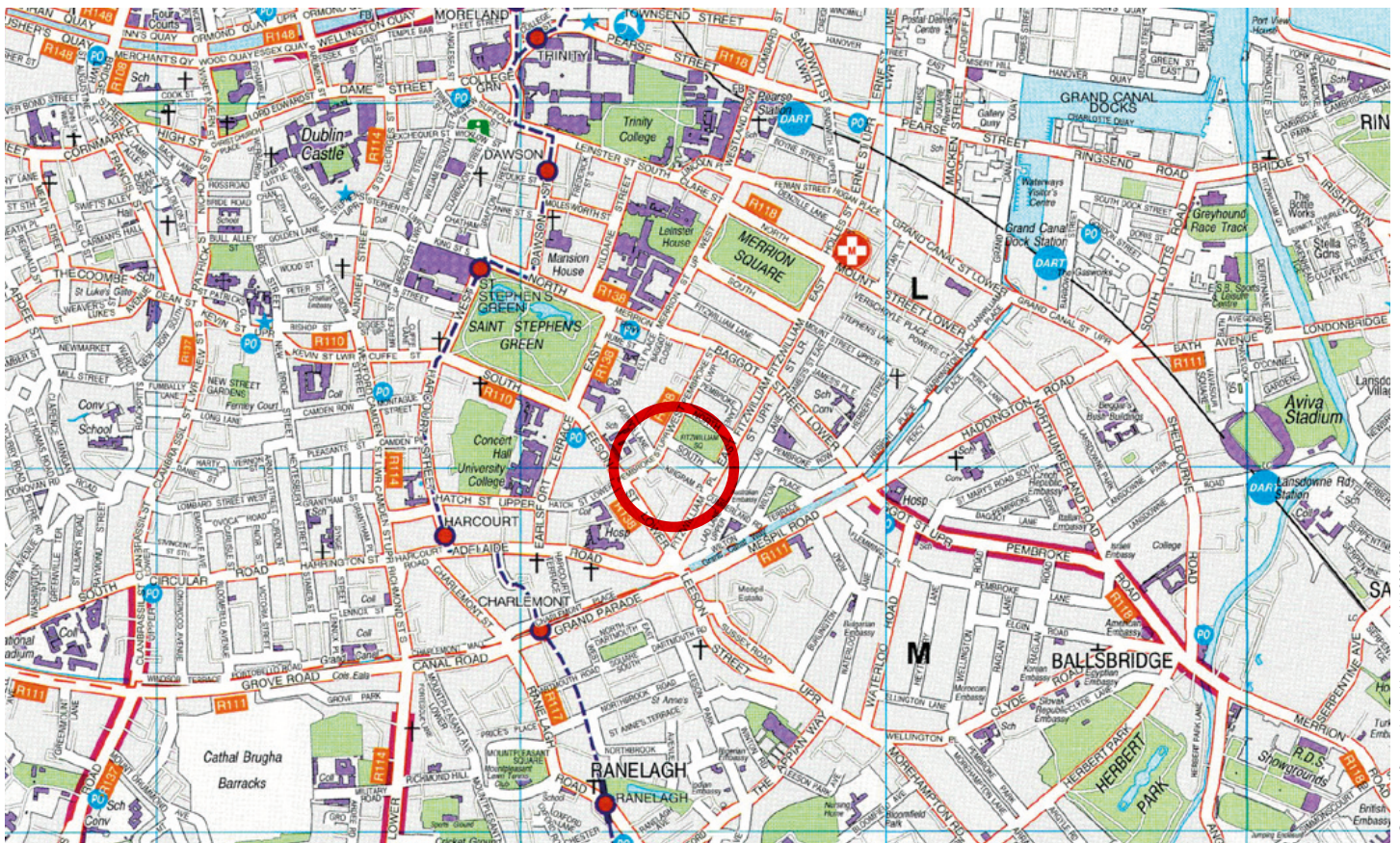
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FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to have fully satisfied themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

