

OFFICES

# FOR SALE

BY PRIVATE TREATY



**10 Hagan Court,  
Lad Lane,  
Dublin 2.**

- Excellent location close to Baggot Street, St. Stephen's Green and Merrion Square
- Good public transport options
- 105.8 sq.m. of mews office accommodation
- Available immediately with full vacant possession

**DouglasNewmanGood**  
Commercial Property



## OFFICES FOR SALE

# 10 Hagan Court, Lad Lane, Dublin 2.

### LOCATION

The property is located on Hagan Court, off Lad Lane, 15m south of Baggot Street. It is perfectly located close to all of the city's main amenities and transport links, including the DART at Pearse Street Station and the LUAS line from the southern suburbs. Adjoining users in the immediate area include EBS, Bank of Ireland and Coca Cola Ltd., to name a few.

### DESCRIPTION

The property comprises a two storey mews building currently used as offices. Internally the mews has been divided to provide for mainly open plan space, conference room, two cellular offices, a staff kitchen and WC facilities at first floor level. The specification consists of suspended wooden floors, with both carpet and timber covering, plastered and painted walls and ceilings and strip fluorescent lighting.

### ACCOMMODATION

Level	SQ.M
Gound floor	62.3
First floor	43.5
<b>Total Area</b>	<b>105.5</b>

### TITLE

We are advised that the property is freehold.

### PRICE

On application.

### CONTACT

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