



17

**MERRION SQUARE NORTH
DUBLIN 2**

**Landmark Georgian Office Available
For Sale**



DESCRIPTION

Turley Property Advisors are delighted to bring this attractive Georgian office building to the market 'For Sale' by Private Treaty. No. 17 Merrion Square comprises of a four storey over basement mid-terraced Georgian property, which includes a large rear garden. The property extends to a total Net Internal Area of 429 sq. m. (4,615 sq. ft.), and comes with full vacant possession.

At basement level, the property was formerly used as a gym, however, it is now suitable for a variety of commercial uses. The Ground, 1st and 2nd floor are currently in use as office accommodation. The layout is traditional Georgian office, with one large office suite to the front and second to the rear. The property has retained many of its original features including detailed cornicing, ceiling roses and marble fireplaces, together with the benefit of modernised office features. The 3rd floor is a stunning two bedroom apartment with spectacular views overlooking the Square.

The garden extends to approx. 285 sq. m. and can be accessed by both ground floor and basement level as well as pedestrian access via Denzille Lane. The basement level is self contained and has the advantage of shower facilities which are an increasingly common requirement from corporate occupiers in today's market.

This sale offers an opportunity to acquire a landmark Georgian office building in one of Dublin's most prestigious squares located within the heart of Dublin Central Business District.

LOCATION

Merrion Square was originally laid out in 1762, it is surrounded on three sides by Georgian redbrick houses, with the fourth side containing Government Buildings, the Natural History Museum, Leinster House, and the National Gallery of Ireland.

This office is conveniently located on the North side of Merrion Square, a much sought-after location in the heart of Dublin City. This is without doubt, one of the most desired locations for views across the square.

This prestigious location is within easy walking distance of various transport links including DART, and numerous bus services providing convenient access to Dublin and beyond. Dublin Airport is serviced via The Aircoach, which has a stop conveniently located meters from the door step.

This property is within walking distance to some of Dublin's finest hotels, restaurants, and pubs. The Grafton Quarter, Dublins premier shopping destination is less than a km away.

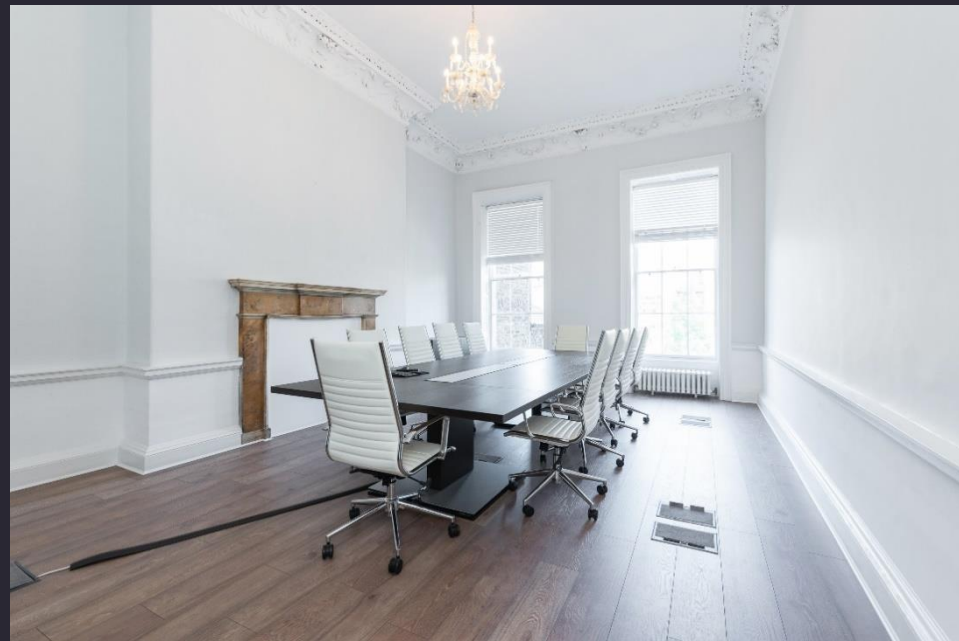
MERRION SQUARE

ACCOMMODATION

Floor	sq. m.	sq. ft.
Third Floor	92	990
Second Floor	59.5	640.5
First Floor	80	861
Ground Floor	91.8	988
Basement	105.6	1,136
Total	429	4,615

We set opposite our understanding of the building's net internal area (NIA). All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence in this regard.

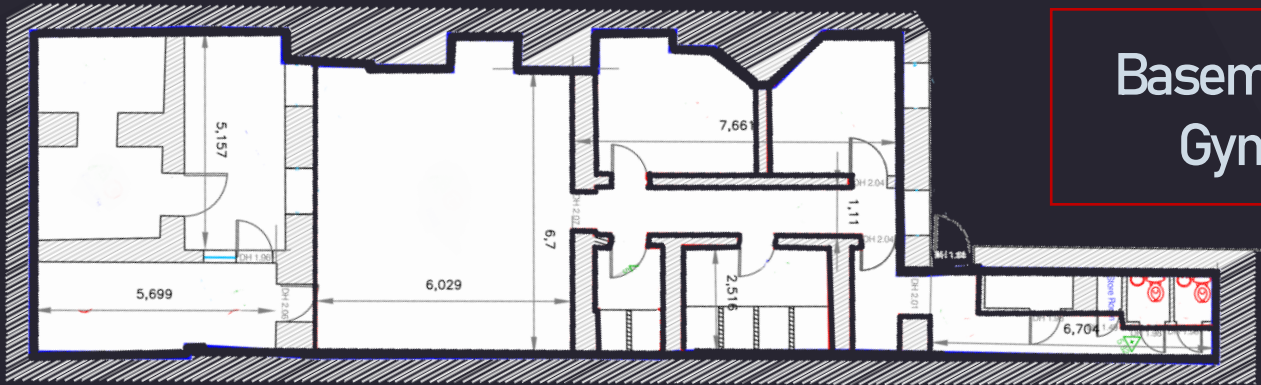




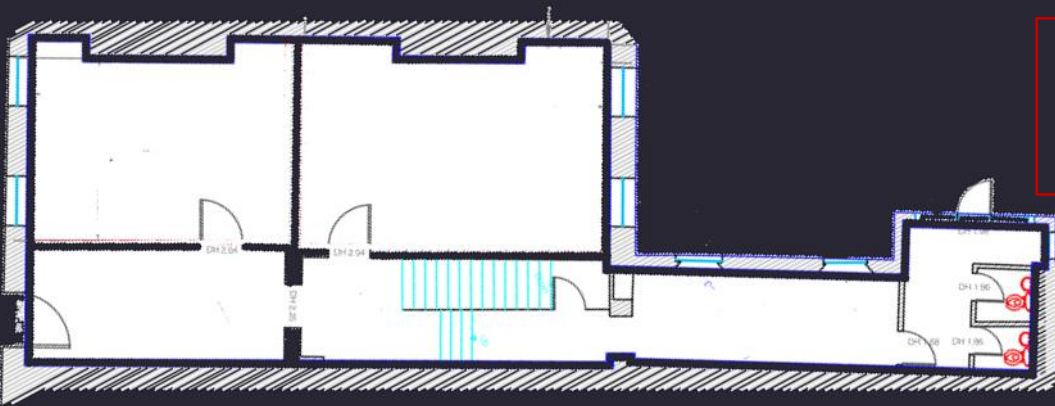
ZONING

The property is in a conservation area zoned Z8 'protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective.

FLOORPLANS



Basement
Gym

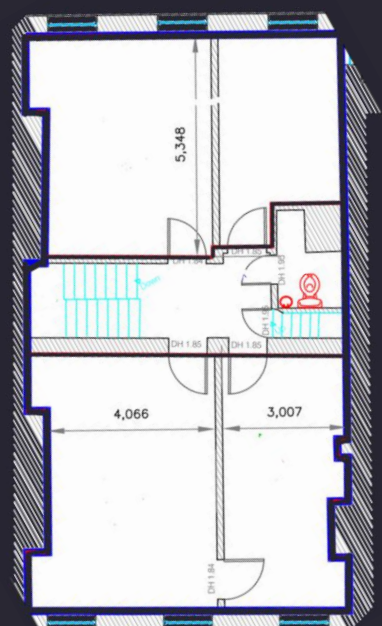
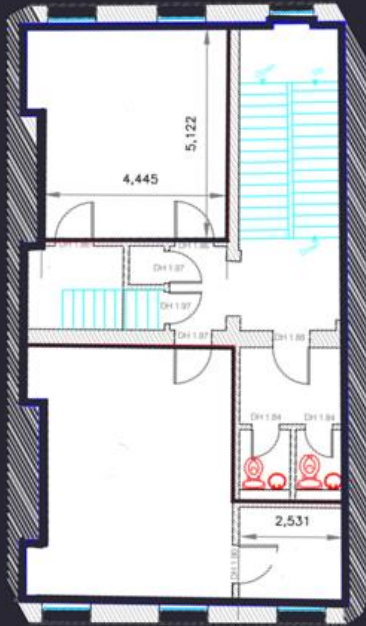
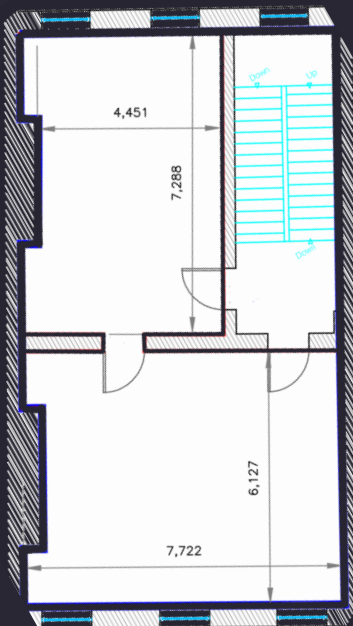


Ground Floor
Office

1st Floor
Office

2nd Floor
Office

3rd Floor
2 Bed Apt







- **PRESTIGIOUS GEORGIAN OFFICE AVAILABLE 'FOR SALE' IN THE CENTRE OF DUBLINS BUSINESS DISTRICT**
- **NET INTERNAL AREA 4,615 SQ. FT. WITH LARGE REAR GARDEN WITH PEDESTRIAN ACCESS TO DENZILLE LANE**
- **RETAINED MANY OF THE ORIGINAL FEATURES INCLUDING DETAILED CORNICING, CEILING ROSES AND MARBLE FIREPLACES**
- **EXCELLENT CONDITION THROUGHOUT**





FURTHER INFORMATION

Price: €2,950,000
Vacant Possession

BER: Exempt
Title: Freehold

CONTACT

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