

High Profile Office Building



Block B
Nutley Building
Dublin 4

TO LET



Just minutes from key bus routes, with a bus stop located directly outside



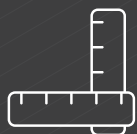
Close to the Luas & 400m to the DART



A two-minute walk to St. Vincent's University Hospital, making it an ideal location for healthcare-related businesses



Unbroken Views across all of Dublin Bay



Accommodation extending to approx 1,564 sqm (16,840 sqft)



Numerous shops & amenities in the adjoining retail centre



Excellent Road Connectivity – Immediate access to the R138 and N11



32 designated parking spaces

Image of proposed refurbished exterior for illustration



Location

Block B, Nutley Building is a highly visible property with a prominent position fronting Merrion Road, one of the capital's most prestigious and established commercial locations. Surrounded by leading institutions and high-profile occupiers, this exceptional setting offers unrivalled accessibility and a wealth of nearby amenities. The building also benefits from unbroken panoramic views across Dublin Bay, enhancing its appeal as a truly distinctive business address.

Just a short walk from key transport links, including the DART (400 metres), major bus corridors, and primary commuter routes, Block B ensures seamless connectivity for both staff and clients. Its proximity to St. Vincent's University Hospital further enhances its appeal for healthcare, consultancy, and life sciences occupiers.

The immediate area is rich in amenities, with a vibrant mix of premium restaurants, hotels, financial services and various shops & cafes within the shopping centre, creating a dynamic and professional environment for modern business.

Neighbouring occupiers include Tesco, Fiji Coffee Bar, Dwyer's Family Butcher, Quigley Financial Brokers, Tony Walsh's Pharmacy.

Block B delivers flexible, high-quality office accommodation with excellent natural light and a professional corporate setting, ideal for businesses seeking to establish or grow their presence in Dublin's premier commercial district. With a strong reputation for attracting leading firms in finance, professional services, and healthcare, this is a location that speaks to ambition and success.

Block B, Nutley Building





Aviva Stadium

IFSC

Dublin Port

Ballsbridge

InterContinental Hotel

RDS

Clayton Hotel

Railway Union Cricket Club

Monkstown Rugby Club

Wanderers Football Club

Block B

Sydney Parade
DART Station

Merrion
Shopping Centre

Merrion Hall

St Vincents Hospital

Elm Park Golf Club

Property Description

Block B, Nutley Building will undergo a comprehensive refurbishment to deliver a modern & efficient building designed for the demands of today's dynamic businesses.

The proposed upgrade includes a fully revitalised reception and common areas, offering a professional and welcoming experience for both staff and visitors. Internally, all walls, woodwork, and doors will be freshly painted, creating a clean and contemporary look throughout.

The office accommodation will feature new energy-efficient LED lighting, high-quality carpets, and newly installed ceiling grids, ensuring a comfortable and visually appealing working environment.

Block B, Nutley Building

With safety and compliance as top priorities, the property will be fully fire and statutory compliant and meet all relevant health and safety regulations, providing peace of mind for occupiers.

In line with the landlord's sustainability targets, the refurbishment will incorporate environmentally responsible practices, supporting long-term energy efficiency and reducing environmental impact.

In addition, Block B benefits from 32 designated parking spaces, a rare and valuable amenity in this prime Dublin 4 location.

Floor	sqm	sqft
First Floor	394.1	4,243
Second Floor	393.6	4,237
Third Floor	393.6	4,234
Fourth Floor	383.3	4,126
Total	1,564.30	16,840



Sample layout. for illustration purposes only



Sample layout. for illustration purposes only

Proposed Layout & Floor Plan

Sample layout. for illustration purposes only



Estimated Rates

€5.76 per sqft.

Quoting rent

Price On Application.

Lease Terms

Available on a new lease directly from the landlord.

BER



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Further Information / Viewing

Viewing is strictly by appointment with the sole letting agent Lisney.

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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 fully satisfy 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.