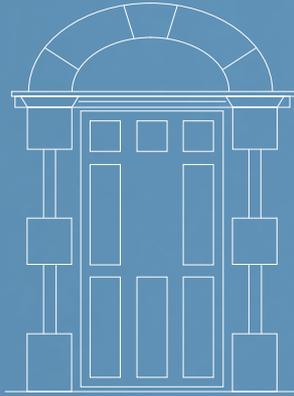


PRESTIGIOUS OFFICES TO LET



72

MERRION
SQUARE
DUBLIN 2

STYLE AND SOPHISTICATION HAVE A
NEW OFFICE ADDRESS



FINNEGAN
Menton

72

MERRION SQUARE



Description



No. 72 Merrion Square is one of the finest refurbished Georgian office buildings to come to the market in Dublin 2 over recent years. The property offers the complete package providing a total of c.497.4 sq.m. (5,350 sq.ft.) of well presented office accommodation together with 14 designated car parking spaces which are accessed via Fitzwilliam Lane in a secure rear car park.

This property provides a turnkey solution, with all the style and character one would expect from a building of this vintage and yet completely modernised under the guidance of an interior designer who has embraced and enhanced all the wonderful period features throughout, while complementing them with modern services.

On entering the property, you are welcomed by a generous hallway with a parquet floor finish. Many of the period features have been retained within the building including the marble fireplaces, ornate coving, large sash windows and high ceilings. The 1st floor offices overlook Merrion Square gardens in two interlinking spectacular rooms with a large bright return office with high ceilings.

The basement has been superbly refurbished with exposed brickwork and glass finishes turning the space into extremely attractive offices and staff break out area.

Services have been replaced throughout with Cat 6 cabling and individual patch panels at each floor level, showers have been added and stylish kitchen and bathroom facilities giving this building all the modern facilities that would be desired.



Accommodation

Approx. Net Internal Area	Sq.m.	Sq.ft.
Ground Floor	81.7	880
First Floor	146.7	1,580
Second Floor	75.8	815
Third Floor	85.7	920
Basement	107.3	1,155
Overall Total	497.4	5,350



Location

This magnificent property is located on the south side of Merrion Square at the very heart of Dublin City positioned next to Government Buildings and surrounded by the best of hotels, restaurants, offices, bars and theatres. The 5 star Merrion Hotel and Shelbourne Hotel are just a 5 minute walk from the property with Grafton Street, Dublin's premier shopping street just a short stroll away.

This area is home to a number of well-established international companies and professional organisations which look to avail of the Streets history and unique setting with style and character greeting all who grace this Georgian Quarter of Dublin. This side of The Square is also the chosen location for the French and Slovakian Embassies.

Public transport in the vicinity is excellent with the DART located at Pearse Street, the Luas at St. Stephen's Green and numerous cross city bus routes running close by on the northside of Merrion Square and on St. Stephen's Green.





72
MERRION SQUARE

- 1 Merrion Square
- 2 Government Buildings
- 3 French Embassy
- 4 Embassy of Slovakia
- 5 CPL Recruitment
- 6 The Merrion Hotel
- 7 The Shelbourne Hotel
- 8 The National Maternity Hospital
- 9 Trinity College
- 10 St. Stephen's Green
- 11 National Gallery of Ireland
- 12 Pearse Street DART Station
- 13 AerCap Holdings
- 14 Twitter HQ
- 15 St. Stephen's Green Shopping Centre
- 16 KPMG
- 17 Barclays Bank
- 18 Jet.com
- 19 We Work
- 20 ESB Development



Specification:

- A completely refurbished office premises
- Ideal Headquarters building
- Superb interior features
- Stylish finishes which complement the many period features throughout the building
- Unique basement office with exposed brick finish giving a spectacular showpiece
- Intruder and fire alarm systems
- Fully fitted kitchens and shower facilities
- 14 private and secure car parking spaces

Lease Terms:

New long lease available

Rent:

On application.

BER:

Exempt (Protected Structure)

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Nicholas Corson or David Rowe on 01 614 7900



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