To Let

Prestigous Corporate HQ, in the heart of Dublin's CBD
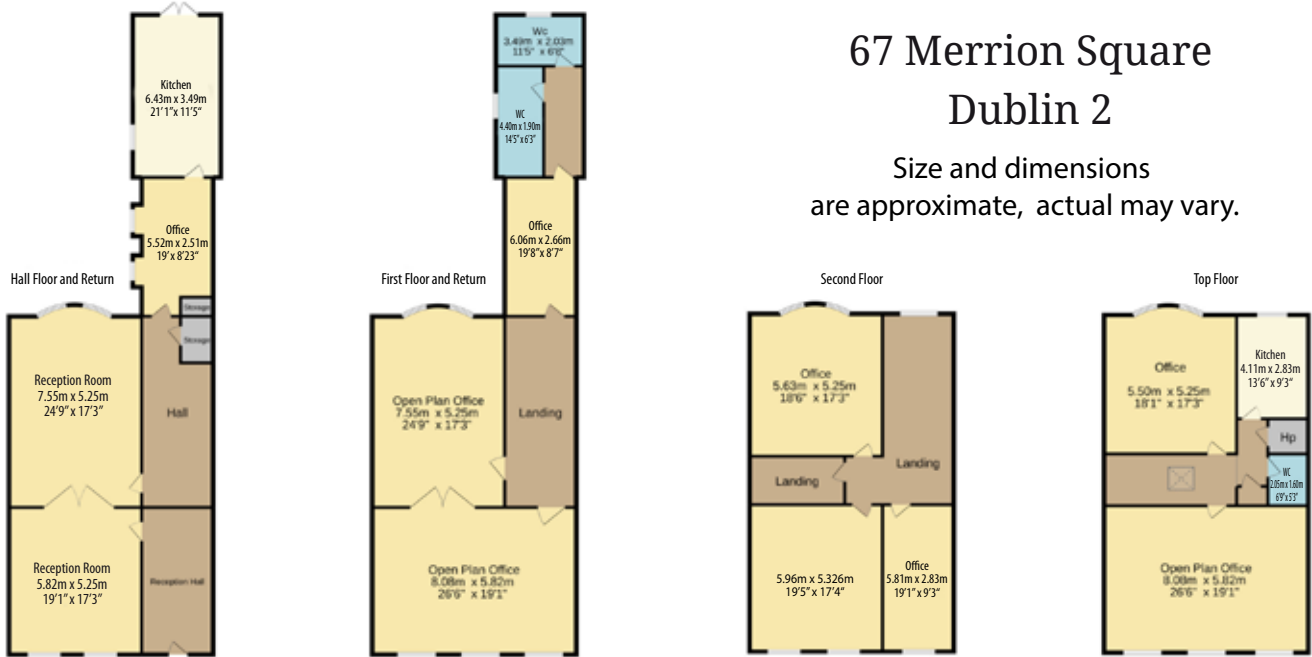

**67 Merrion Square,
Dublin 2,
D02 CK11**

McNally Handy

67 Merrion Square
Dublin 2

To Let c.393m² – 4,234sq ft

These quality corporate offices on the hall and upper floors are positioned on the prestigious southern side of Merrion Square. They retain all the sophisticated architectural features of the Georgian era such as ornate coving and marble fireplaces , and the entire has been modernised and updated to an exceptionally high standard of recent times. The office layout includes a mix of exemplar period offices extending to approximately 4,234sq ft plus and complementary facilities such as kitchen and shower facilities and private rear patio. Throughout there is Cat 5 data cabling and floor boxes wired for power and data outlets.

Availability: End June or earlier prior by agreement.
Terms: Long lease available on FRI.

BER exempt being a protected structure.

Schedule	m²	Sq. ft
Hall and Hall Level Return	123.51	1,329
First Floor and Return	104.7	1,128
Second Floor	77.73	837
Top Floor	87.39	940
Total	**393.33**	**4,234**

Net internal floor area c.393.33m² – 4,234sq ft

Quoting rent on application.

McNally Handy

67 Merrion Square
Dublin 2

Size and dimensions
are approximate, actual may vary.

Hall Floor and Return

Kitchen
6.43m x 3.49m
21'1" x 11'5"

Office
5.52m x 2.51m
19' x 8'23"

Storage
Storage

Reception Room
7.55m x 5.25m
24'9" x 17'3"

Hall

Reception Room
5.82m x 5.25m
19'1" x 17'3"

Reception Hall

First Floor and Return

Wc
3.49m x 2.03m
11'5" x 6'6"

WC
4.40m x 1.90m
14'5" x 63"

Office
6.06m x 2.66m
19'8" x 8'7"

Open Plan Office
7.55m x 5.25m
24'9" x 17'3"

Landing

Open Plan Office
8.08m x 5.82m
26'6" x 19'1"

Second Floor

Office
5.63m x 5.25m
18'6" x 17'3"

Landing

Landing

5.96m x 5.326m
19'5" x 17'4"

Office
5.81m x 2.83m
19'1" x 9'3"

Top Floor

Office
5.50m x 5.25m
18'1" x 17'3"

Kitchen
4.11m x 2.83m
13'6" x 9'3"

Hp

WC
2.05m x 1.6m
6'9" x 5'3"

Open Plan Office
8.08m x 5.82m
26'6" x 19'1"

FOR REFERENCE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.

67 Merrion Square

BER Exempt.
Protected Structure.

Viewing

By appointment only
through sole agents
McNally Handy & Partners
3 Pembroke Street Lower,
Dublin 2. Tel: 01-661-2003.

Contact

Billy O'Sullivan
01 664 0219 | 086 236 4144
billy@mcnallyhandy.ie

John McNally
johnm@mcnallyhandy.ie
Tel: 01-664-0201 | 0862562783

Julia Halpenny
01-6440221 | 086 1032382
Julia@mcnallyhandy.ie

McNally Handy

SOCIETY OF CHARTERED SURVEYORS IRELAND   RICS

mcnallyhandy.ie