

Colliers

42 FITZWILLIAM PLACE

DUBLIN 2

Georgian building in the heart of Dublin providing an impressive office space.

TO LET





42 FITZWILLIAM PLACE

is located in the heart of Georgian Dublin providing an impressive own door, mid terrace, five-storey over basement Georgian building.

Five-storey over basement mid-terrace Georgian building.

Extends to approximately 435 sq. m. (4,682 sq. ft.) NIA.

Excellent CBD location.

Car spaces to the rear.

Nearby public transport links.



42 Fitzwilliam Place comprises a five-storey over basement Georgian building extending to approximately 4,682 sq. ft.

The property has been carefully maintained throughout retaining its original features including ornate cornicing, ceiling roses and fireplaces. There is parking for up to 5 cars to the rear and the car park is accessed via Kingram Place.

ACCOMMODATION:

FLOOR	SQ FT	SQ M
Basement	1,027	95
Ground Floor	780	73
1st Floor	899	84
2nd Floor	800	74
3rd Floor	650	60
4th Floor	526	49
Total	4,682	435

LEASE

Available by way of a flexible sublease/lease assignment (expiry 15th September 2029)

BER DETAILS

BER EXEMPT

RENT

On Application

LOCATION

Situated between Fitzwilliam Square and Leeson Street, 42 Fitzwilliam Place is well located in the heart of Dublin city centre, within walking distance of Merrion Square, St. Stephen's Green and The Grand Canal.

The property benefits from excellent public transport links with the DART at Grand Canal Dock and the LUAS Green Line at St Stephen's Green within close proximity. Numerous Dublin Bus routes also serve the immediate area.

The surrounding area also benefits from a host of amenities such as restaurants, cafés, bars and hotels, all within walking distance of the property.



THE GRAND CANAL

The Grand Canal in Dublin is a breathtaking waterway that boasts beautiful views of the city, as well as numerous charming villages, historic landmarks, and cultural treasures along its length.

3 minute walk

ST STEPHEN'S GREEN

Nestled in the heart of Dublin's bustling city center, St. Stephen's Green is a tranquil oasis that offers a welcome respite from the hustle and bustle of everyday life.

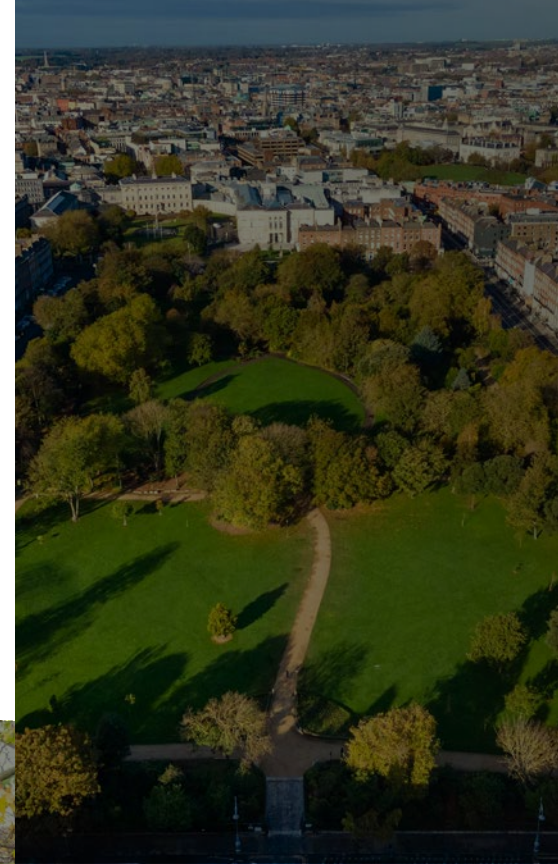
8 minute walk



MERRION SQUARE

Experience the elegance and sophistication of Georgian Dublin with a visit to Merrion Square, a picturesque public park that is steeped in history, culture, and charm.

8 minute walk





RIVER LIFFEY

Sir John Rogersons Quay

WESTMORELAND

TRINITY

Pearse St

TRINITY COLLEGE

PEARSE STREET

Hanover St

GRAND CANAL DOCK

Dame St

Exchequer St

DAWSON

Nassau St

8 MIN. WALK

MERRION SQUARE

GRAND CANAL DOCK

STEPHEN'S GREEN

ST STEPHEN'S GREEN

Merrion St Upper



Mount St Upper

IVEAGH GARDENS

FITZWILLIAM SQUARE

3 MIN. WALK

42 FITZWILLIAM PLACE

-  Dublin Bikes
-  Dublin Bus
-  LUAS
-  DART

Georges St

Fleet St

Grafton St

Dawson St

Kildare St

Lombard St

Sandwich St

Hollies St

Fenian Street

Macken St

Barrow St

Ringsend Rd

S Lots Rd

Bath Av

Harcourt St

Leeson St

Fitzwilliam Pl

Herbert Pl

Percy Pl

Haddington Rd

Northumberland Rd

GRAND CANAL



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