

No. 2
ST.
STEPHEN'S
GREEN

FOR SALE BY PRIVATE TREATY



THE OPPORTUNITY

A unique opportunity to acquire a high-profile landmark retail and office building overlooking St. Stephen's Green

No. 2 St. Stephen's Green occupies a pivotal position on the northern side St Stephen's Green, within immediate proximity to its junction with Grafton Street and South King Street, directly opposite to the main entrance to St. Stephen's Green Park and St Stephen's Green Shopping Centre.



Prime location on the northern side of St. Stephen's Green within the immediate vicinity of Grafton Street Ireland's premier shopping destination and home to a wide variety of global retailers including Massimo Dutti, Canada Goose, Hugo Boss, Lego, Swatch, and Brown Thomas.



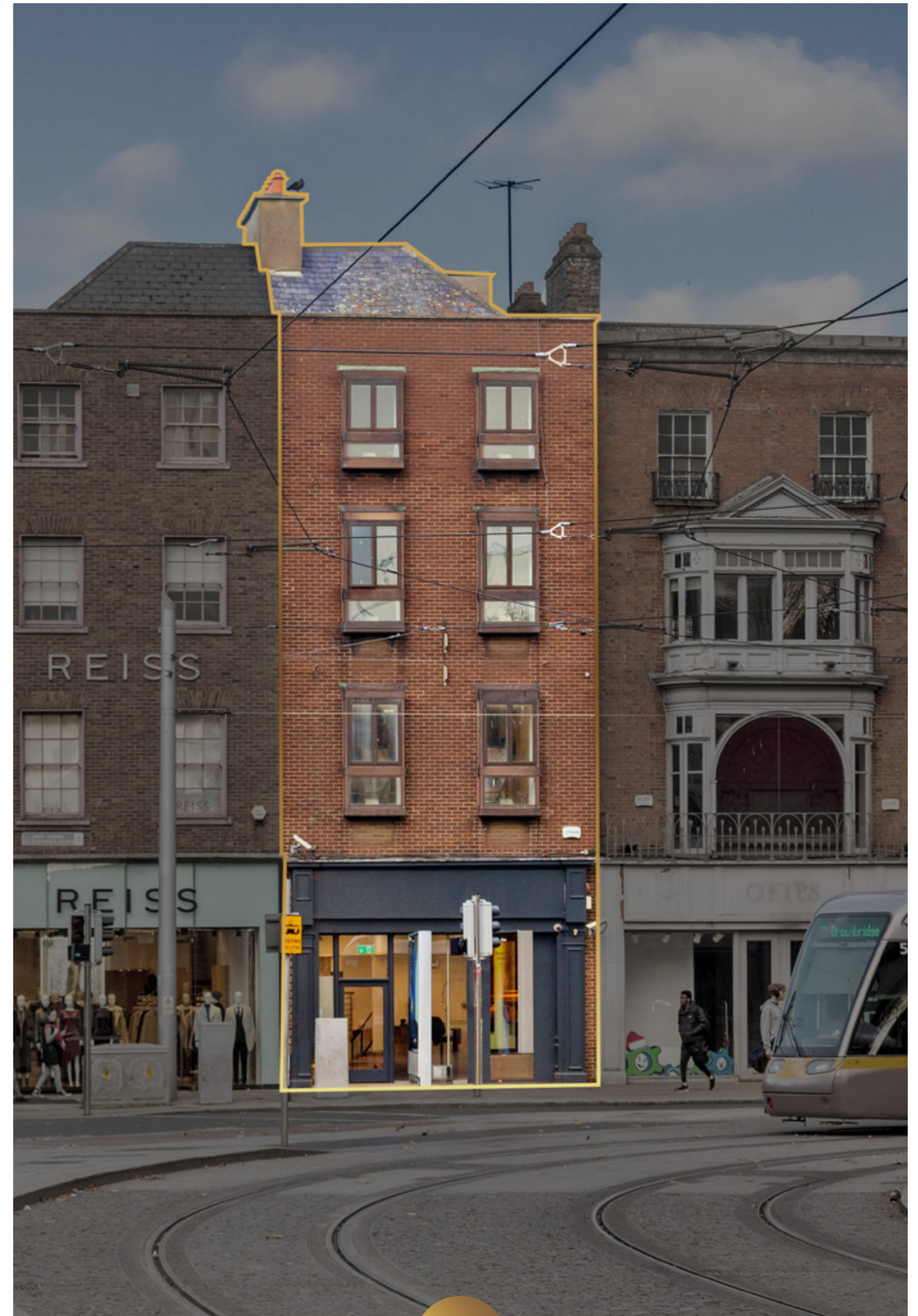
The property comprises a four storey mid-terrace building extending to approximately 331.2 sq m (3,565 sq ft) with rear loading access and fire escape from all floors directly on to Anne's Lane to the rear.

2



The property is being offered with the benefit of full vacant possession and presents in exceptional condition throughout.

3



LOCATION

St. Stephen's Green is Ireland's largest and most important Georgian Square. The subject property benefits from prominent street profile and immediate proximity to Grafton Street, South King Street and Dawson Street.

Adjacent occupiers include REISS, Butlers Chocolates, Grafton's Serviced Office flagship building (formerly Topshop), Abbey Capital and Insomnia.

LUAS CROSS CITY

The St. Stephen's Green LUAS stop is directly opposite to the property.

RAIL

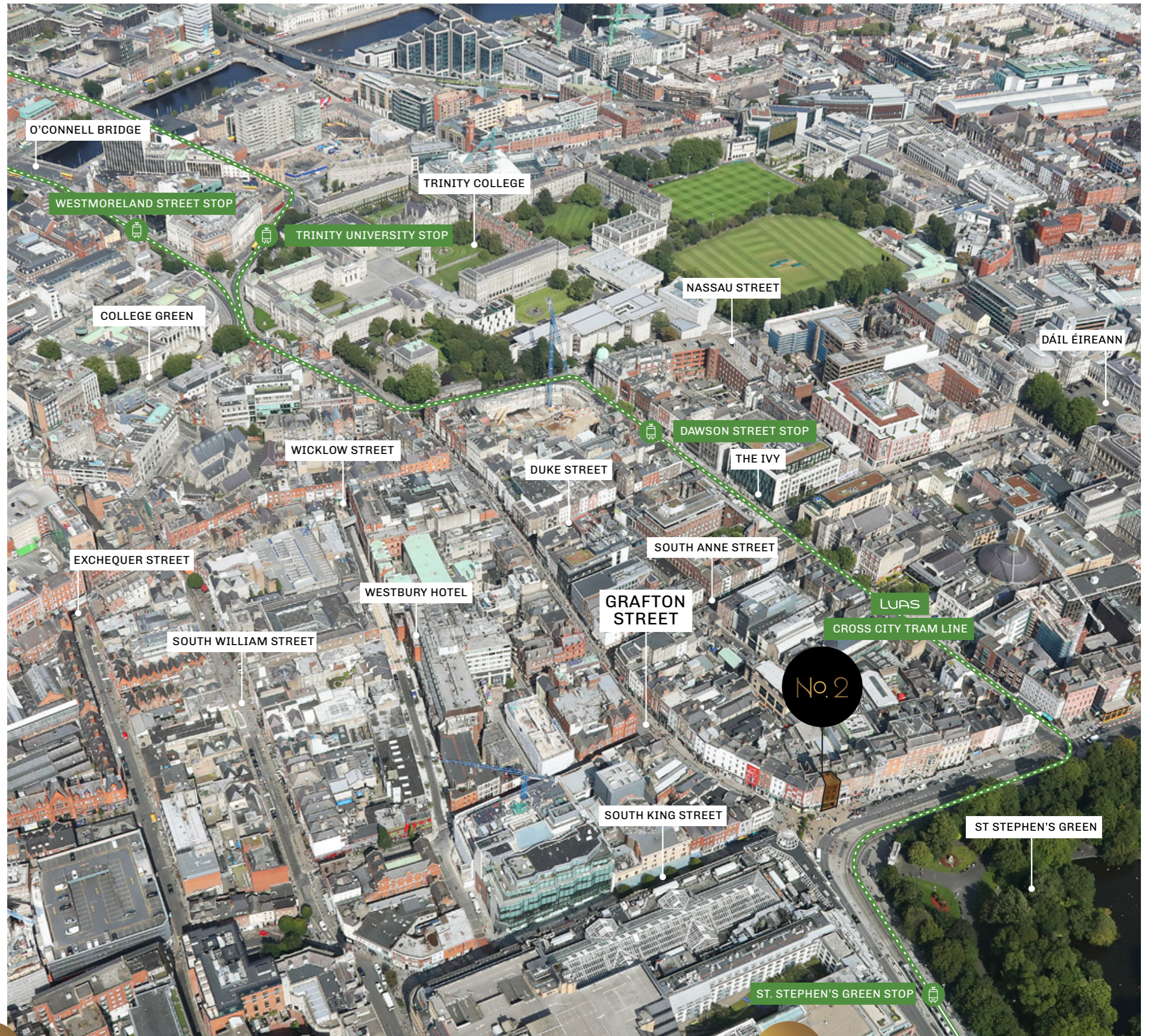
DART and mainline rail services are available at Pearse Street Station (12-minute walk) which provide access to the entire mainline rail service. The DART service runs along the east coast of Dublin from Malahide / Howth in the North to Greystones, Co. Wicklow in the south.

BUS

The entire Dublin City bus network is within easy reach with numerous stops located on St. Stephen's Green. Inter-city bus routes are also readily accessible

DUBLIN BIKES

Dublin bikes stations are distributed throughout the city centre to enable easy access and optimal use.



THE PROPERTY

Number 2 St. Stephen's Green comprises of a four-storey mid-terraced building.

The entire property was formerly utilised as a south city centre retail bank flagship.

The ground floor offers a mix of open plan and cellular office accommodation with internal stair and passenger lift connectivity to the upper floors.

The upper floors offer mix of open plan office and ancillary staff accommodation with exceptional unobstructed views over St. Stephen's Green.

All floors have fire escape access onto Anne's Lane which is situated to the rear of the property.

The property also benefits from loading / delivery access directly onto Anne's Lane.



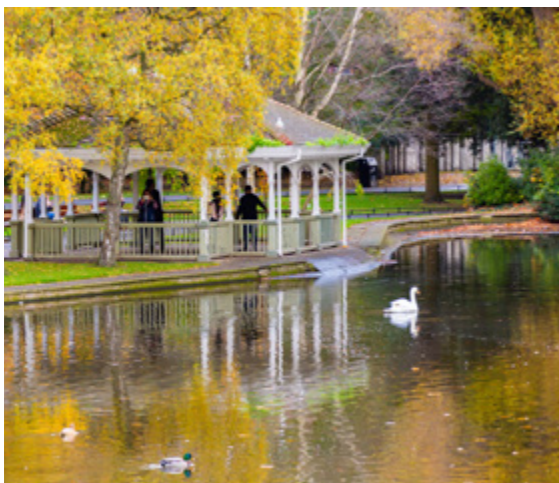


SCHEDULE OF ACCOMODATION

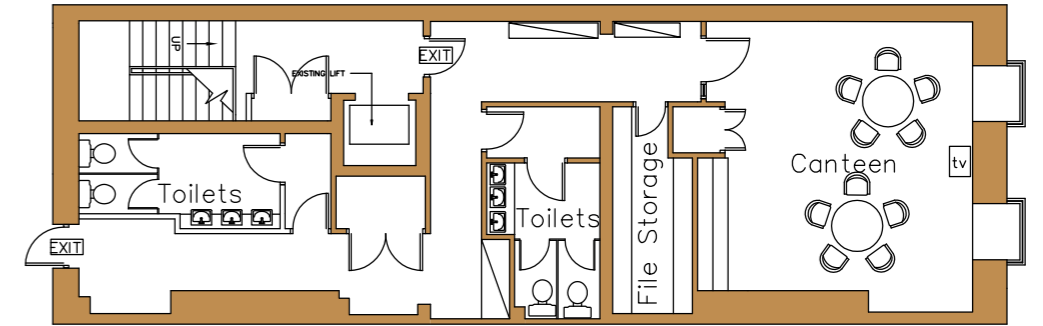
Number 2 St. Stephen's Green extends to the following net internal floor areas (NIA):

Level	NIA	
	SQ. M	SQ. FT
Ground	176.6	1,901
First	45.6	491
Second	74.8	805
Third	34.2	368
Total	331.2	3,565

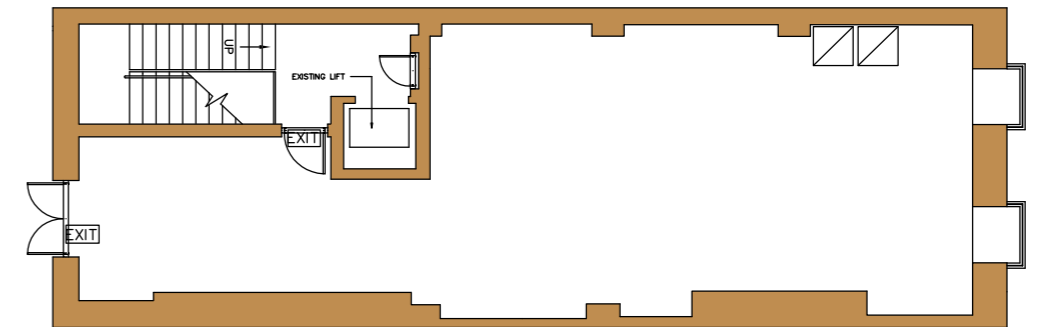
(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)



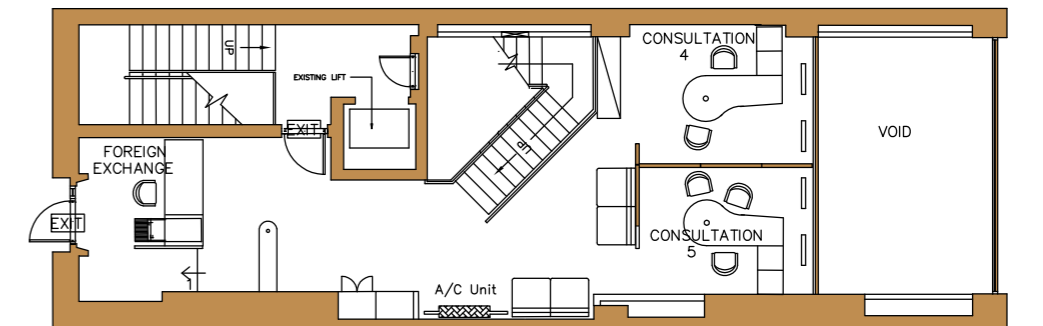
THIRD FLOOR



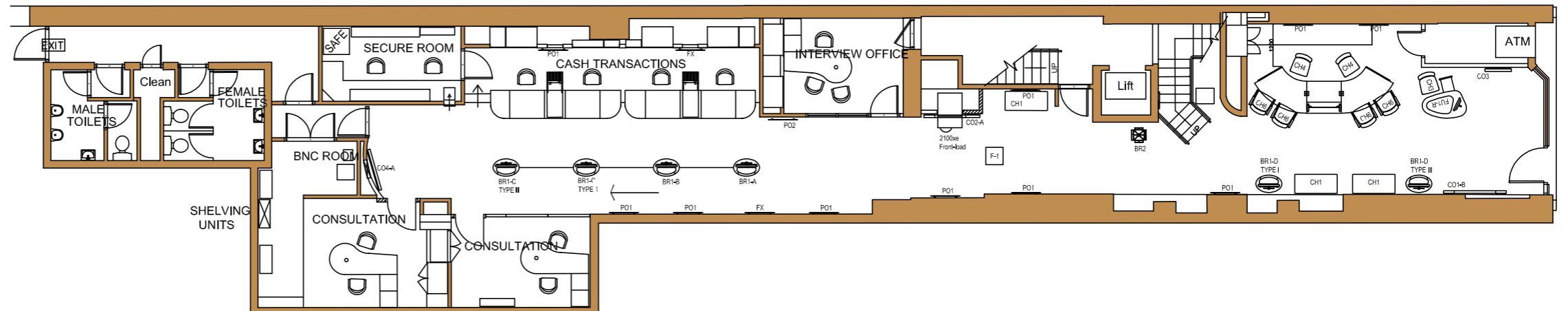
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



FURTHER INFORMATION

GUIDE PRICE

€2,500,000

TITLE

Freehold

BER



VIEWINGS

Viewings are strictly by appointment through the joint selling agents.

CONTACT

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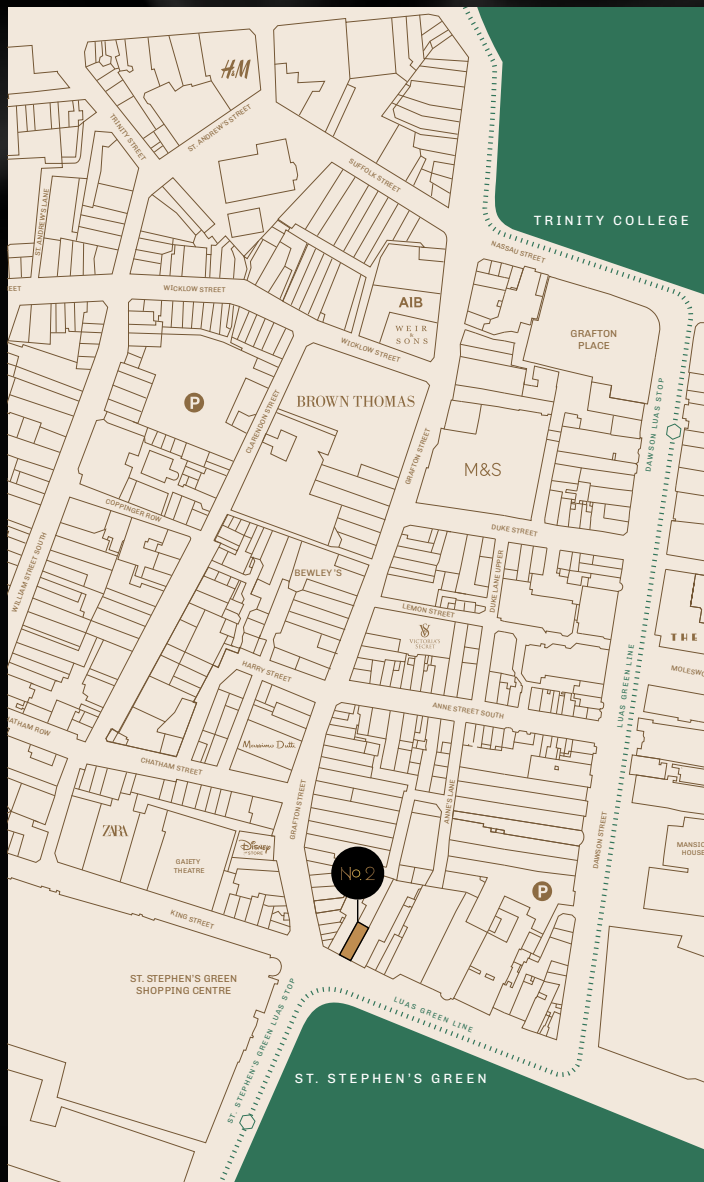


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