

For Sale by Private Treaty

44

UPPER MOUNT  
STREET

&  
44 JAMES'S PLACE EAST  
DUBLIN 2

Freehold  
Prime Period Property  
+ Mews (with development potential S.P.P.)

Vacant Possession  
618.1 sq.m. (6,655 sq. ft)



**FINNEGAN**  
Menton



44

UPPER MOUNT STREET

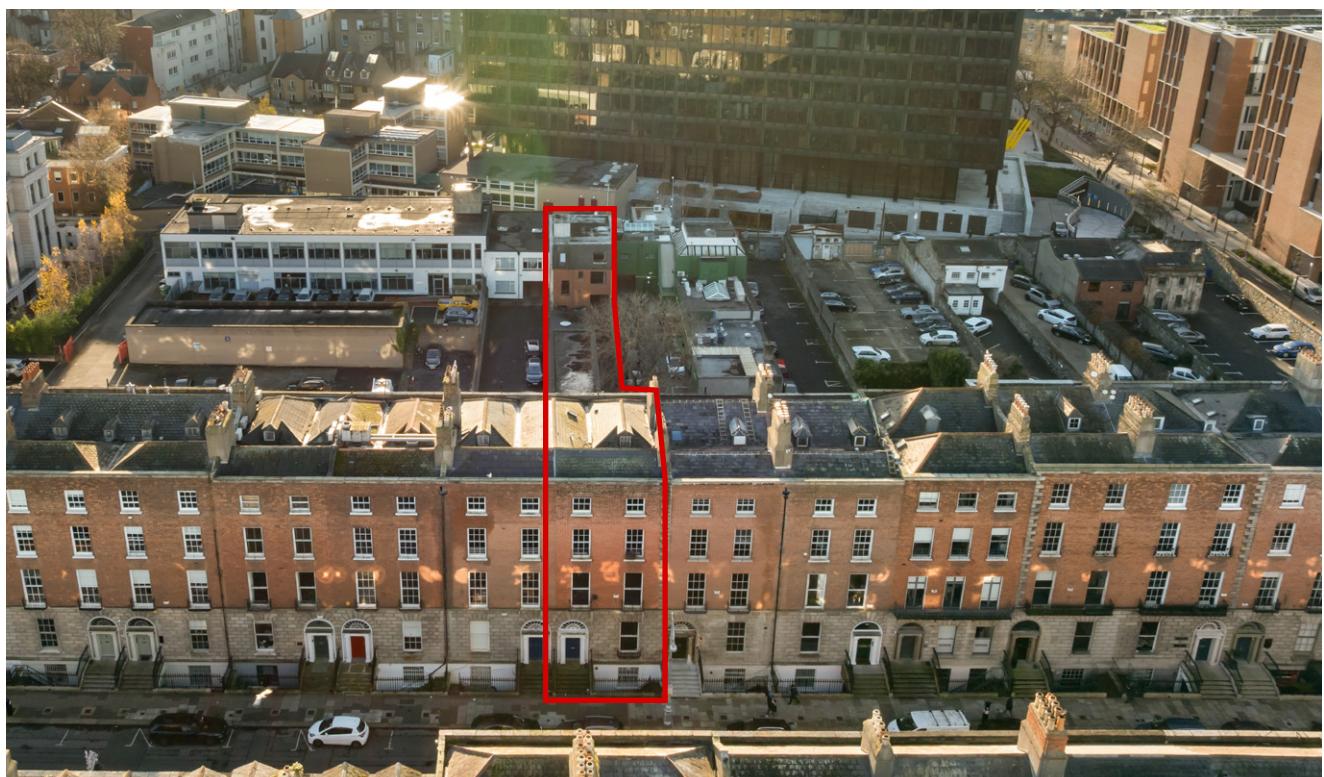
## LOCATION

No. 44 Upper Mount Street is situated in a highly sought after South City Centre location in Dublin's prestigious and vibrant Georgian office district. The location is within 3 minutes walk to both Merrion Square and the Grand Canal. While Grafton Street and St. Stephen's Green are both within a short walking distance from the property offering unrivalled amenities of shops, hotels, restaurants and bars.

No. 44 is located towards the south side of Upper Mount Street midway between the junction with both Mount Street Crescent and Fitzwilliam Street Lower, close to the picturesque Pepper Cannister Church. The rear of the property is accessible via James's Place East which links directly to Upper Mount Street with pedestrian access to Baggot Street and Fitzwilliam Street.

Major occupiers in the area include ESB head office, SMBC Aviation Capital, Addleshaw Goddard Solicitors, Department of Health, BDO, Takeda Pharmaceuticals, Brown Brothers Harriman as well as being the chosen location for a number of Embassies, professional practices and head quarter offices of other national and international corporations.

The area is served with transport links, including the Luas green line at St. Stephen's Green and DART and mainline rail services at Grand Canal Station and Pearse Street. There are numerous cross city bus routes within 5 minute walk of the property and a number of Dublin bike stations close by.

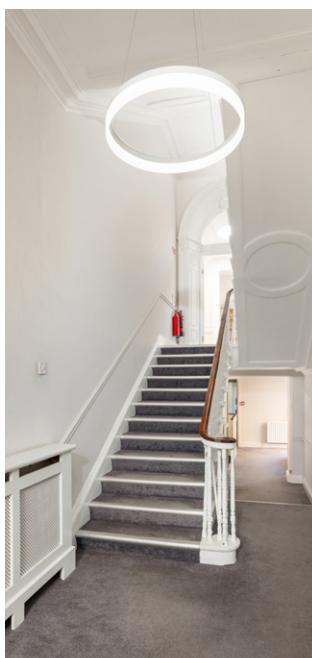


## DESCRIPTION

No. 44 Upper Mount Street is an imposing four storey over basement mid-terrace Georgian building and mews office building at 44 James's Place East. The property extends to a net internal area of approximately 618.1 sq.m (6,655 sq.ft) in total of which approximately 468 sq. m (5,035 sq. ft) is contained in the original Georgian building including a substantial single storey, largely open plan rear extension at ground floor level. To the rear, a separate mews building at 44 James's Place East, extending to approximately 150.3 sq.m (1,620 sq.ft), provides office accommodation over three floors.

The property boasts many fine period features offering a blend of historic charm and modern functionality. Internally the accommodation provides a mix of large open-plan offices and meeting rooms which are very well proportioned with generous floor to ceiling heights and excellent natural light throughout. The offices have been upgraded to include gas fired central heating, Cat 5e cabling, LED lighting and upgraded staff facilities throughout. The Mews building to the rear at 44 James's Place East is laid out over three floors and provides for a mix of open plan and cellular office accommodation.

Externally there are two car parking spaces on the lane side of the mews to the rear, accessible from James's Place East, with additional room within the archway to potentially fit 1-2 further cars.



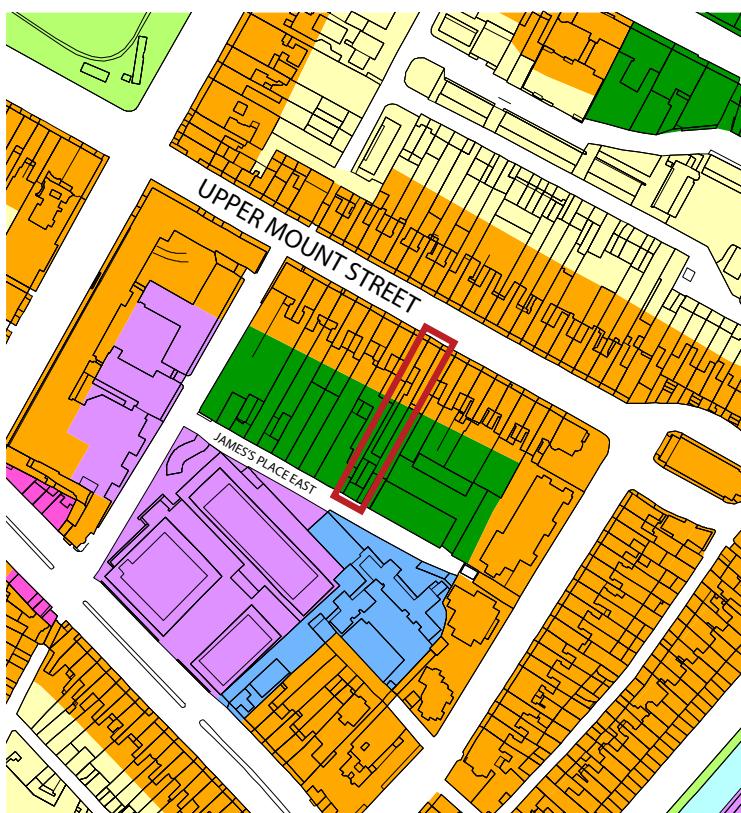
## PLANNING & ZONING

Under the Dublin City Development Plan 2022 – 2028, No. 44 Upper Mount Street is located in an area zoned objective "Z8" that is "to protect the existing architectural and civic design character, to allow only for a limited expansion consistent with the conservation objective". The property is a Protected Structure (RPS Ref: 5668). The Mews building at No. 44 James's Place East is located in an area zoned objective "Z10" that is designated for "inner suburban and inner city sustainable mixed-uses". In addition, both properties are located in a Conservation area.

## 44 JAMES'S PLACE EAST

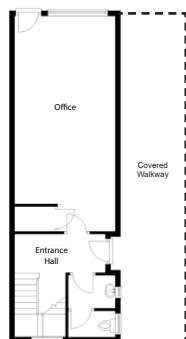
The mews building at 44 James's Place East is a 3 storey modern office building extending to a net internal area of approx. 150.3 sq.m. (1,620 sq.ft.), with 2 car parking spaces in the front courtyard. The property would benefit from modernisation, alternatively the property may be considered for redevelopment or conversion.

In 2004 the property was granted permission for a 350 sq.m. 3 storey extension to the front and rear of the existing office mews (now expired). The property is zoned Z10 allowing for Inner City sustainable mixed uses. Uses Permitted in Principal include offices, residential, embassy, and education, among others.



# FLOOR PLANS

Mews Building, 44 James's Place East.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

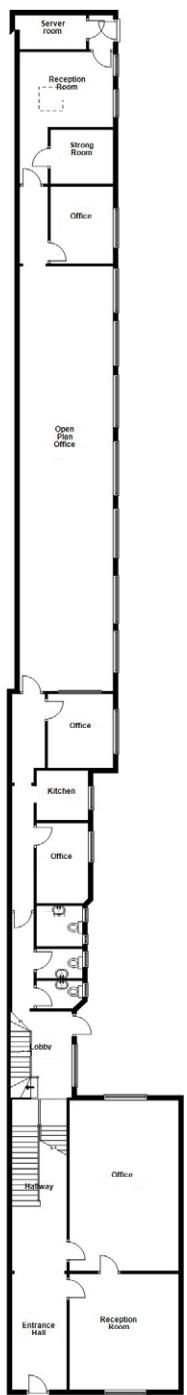
## ACCOMMODATION

Approx. Net Internal Floor Areas:

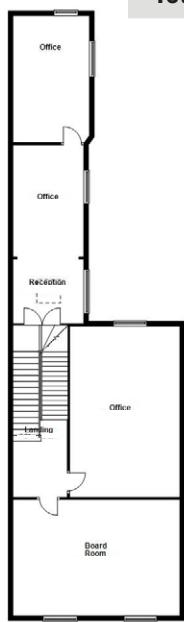
Floor	Sq.m.	Sq.ft.
<b>Main Building</b>		
Hall Floor	175.0	1,884
First Floor	106.6	1,147
Second Floor	57.3	617
Third Floor	64.7	696
Basement	64.2	691
<b>Total</b>	<b>467.8</b>	<b>5,035</b>
<b>Mews Building</b>		
Ground Floor	30.0	324
First Floor	69.1	745
Second Floor	51.2	551
<b>Total</b>	<b>150.3</b>	<b>1,620</b>
<b>Total Overall</b>	<b>618.1</b>	<b>6,655</b>



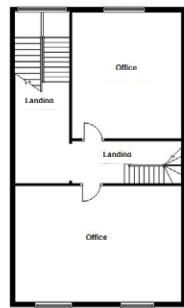
BASEMENT



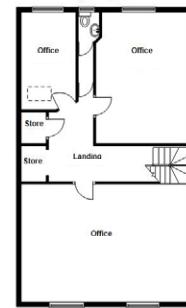
HALL FLOOR



FIRST FLOOR



SECOND FLOOR

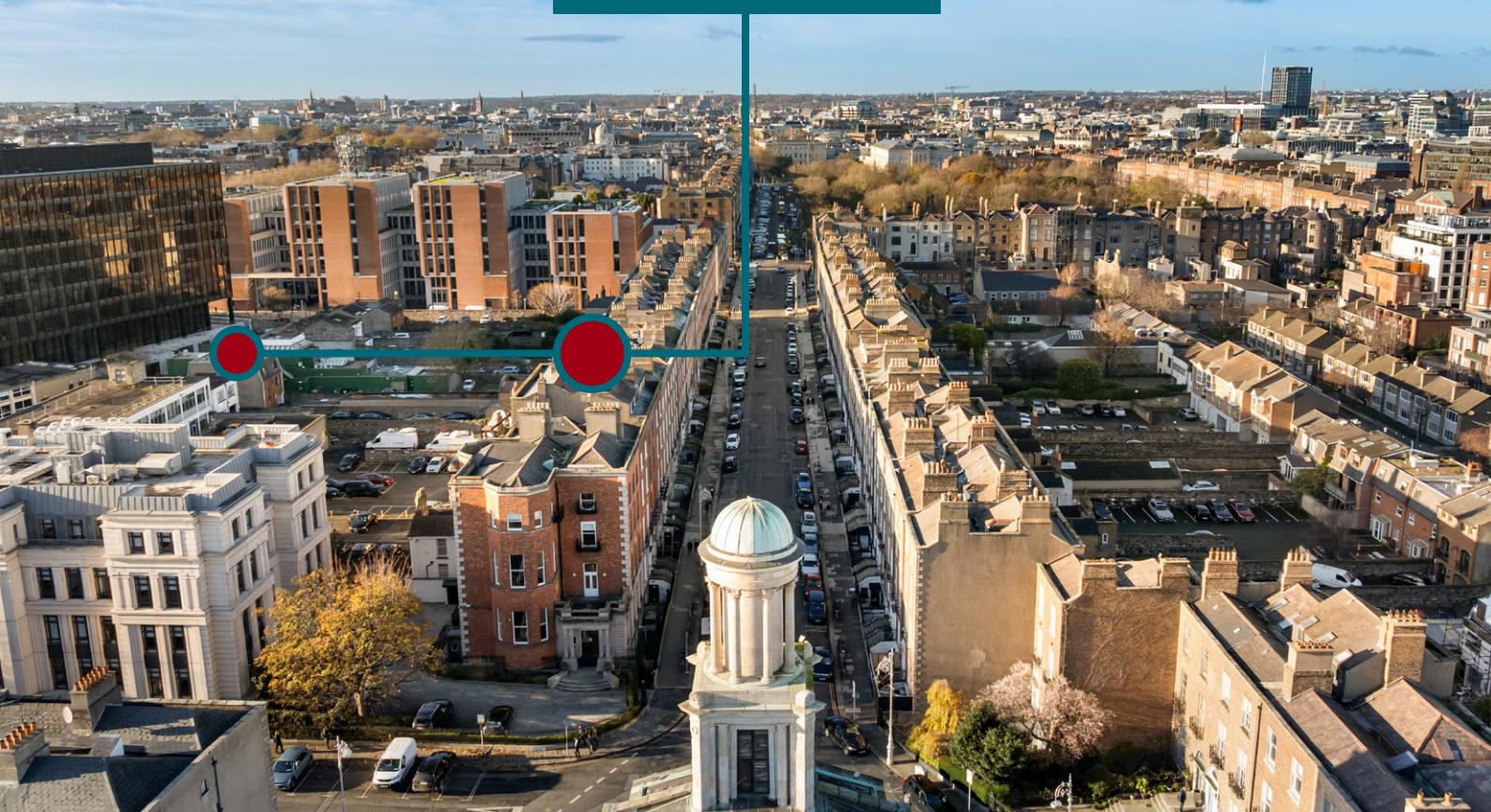


THIRD FLOOR

For Identification Only.



**44**  
UPPER MOUNT STREET  
&  
44 JAMES'S PLACE EAST



# 44

## UPPER MOUNT STREET

&

### 44 JAMES'S PLACE EAST DUBLIN 2

#### PRICE

On application

#### BER

Exempt. (Protected Structure)

#### RATES

Main Building €18,612 (2026)

Mews €5,982 (2026)

#### TITLE

Freehold

#### VIEWING

Viewing is strictly by appointment with Sole Selling Agents Finnegan Menton.

Contact Nicholas Corson, Emma Byrne or Conor Timmins on 01 6147900

#### CONTACT

Nicholas Corson

Email: [ncorson@finneganmenton.ie](mailto:ncorson@finneganmenton.ie)

Emma Byrne

Email: [ebyrne@finneganmenton.ie](mailto:ebyrne@finneganmenton.ie)

Conor Timmins

Email: [ctimmins@finneganmenton.ie](mailto:ctimmins@finneganmenton.ie)



**FINNEGAN**  
Menton

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