

**FOR SALE**

**18**

**Fitzwilliam Square South  
Dublin 2**



**TURLEY**  
PROPERTY ADVISORS

## Property Description

Turley Property Advisors are delighted to present to the market 18 Fitzwilliam Square South, a landmark five-storey Georgian office building of outstanding character and quality, available For Sale by Private Treaty. Superbly positioned with dual frontage onto Fitzwilliam Square and Fitzwilliam Place, this is a rare opportunity to acquire a building of such stature and scale in the heart of Dublin's Georgian core.

Extending to approximately 443 sq. m. (4,777 sq. ft.) Net Internal Area, this remarkable property is presented in excellent condition throughout, combining the timeless appeal of Georgian architecture with modern office functionality. Behind its handsome façade lies a beautifully maintained interior, arranged across five levels, with generously proportioned rooms and a thoughtful layout that caters to a variety of professional, commercial, and potentially residential uses.

### A Statement of Style and Structure

No. 18 is a distinguished period building, steeped in architectural heritage and offering an exceptional standard of accommodation across every floor. The property retains a wealth of original features, including magnificent high ceilings, ornate cornicing, feature fireplaces, and one of the finest examples of a Georgian staircase in Dublin. The carefully preserved interiors exude a sense of history and refinement, while the building's structural integrity and presentation reflect a high standard of ongoing maintenance.

Each floor comprises a mix of large, elegant reception rooms and smaller cellular office suites, allowing for flexible occupational arrangements. The basement level is home to a high spec, fully fitted dentist surgery, showcasing the building's versatility and potential for medical, consultancy, or specialist use. The remaining floors offer a variety of high-ceilinged workspaces, perfectly suited to modern office demands while retaining their period charm.

Currently, the building is generating an annual income of €102,500, derived from long-established office tenancies. This figure excludes the vacant second-floor office, which presents an immediate opportunity to increase rental income upon lease. In addition, the property benefits from a rear car park with capacity for up to 7 vehicles. Of these, 6 spaces are currently rented out, producing an additional €15,600 per annum, further enhancing the building's attractive investment profile.

### Scope for Further Development

Adding yet another layer of value, the rear of the property offers development potential, subject to the appropriate planning permission. This opens the door to a range of exciting possibilities, from further office expansion to potential mews-style residential or ancillary uses—an increasingly rare opportunity in such a sought-after and space-constrained urban context.

18 Fitzwilliam Square is a jewel of Georgian Dublin, offering style, substance, and strategic value in equal measure.







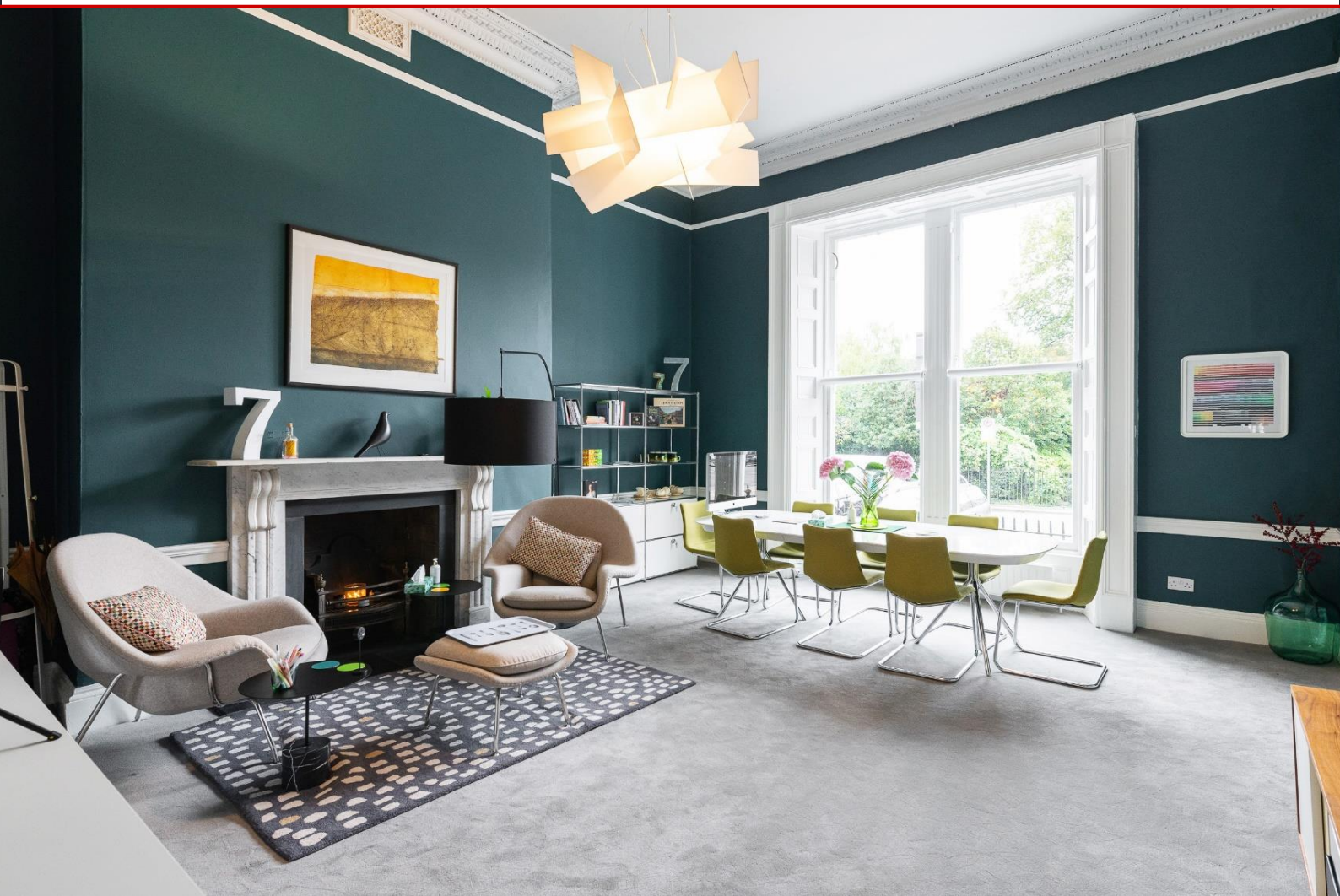


## ***Tenancy Schedule & Accommodation***

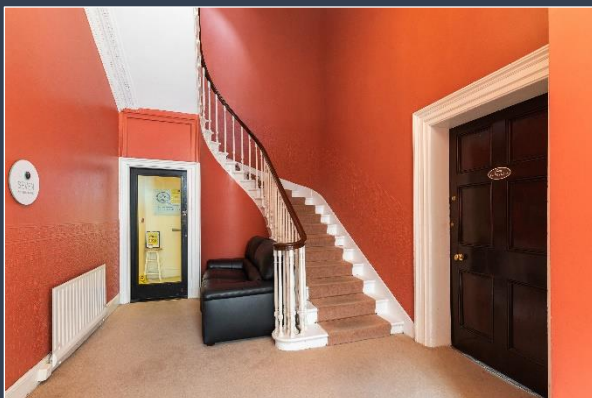
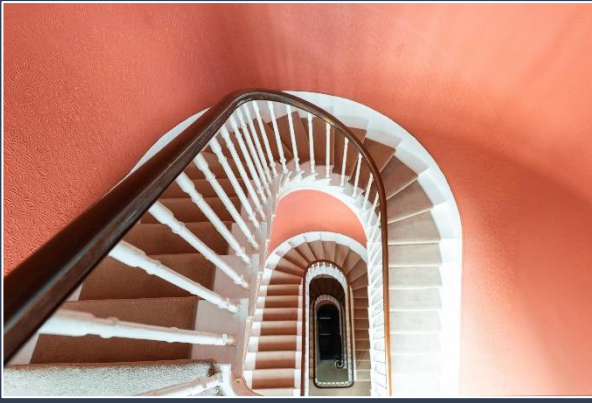
Floor	Tenant	Sq. m.	Sq. ft.	Rent P.A.	Term	Commencement
Basement	Dr. Paul Quinlan (Dentist)	80.1	862.2	€36,000	20 Years	01/10/2007 No DOR
Hall Floor	Seven, Psychology At Work	94.9	1,021.5	€27,000	4 Years & 11 Months	20/07/2020 DOR Signed
First Floor	Paul Allen & Associates Ltd.	89.7	965.5	€27,000	10 Years	01/11/2024 DOR Signed
2 <sup>nd</sup> Floor	Vacant Possession	88.9	956.9	Vacant	Vacant	Vacant
3 <sup>rd</sup> Floor	Irish Undergraduate Rewards CLG.	90.0	968.5	€12,500	4 Years	01/11/2025 DOR Signed
Parking Mahon Architects		3 Spaces		€9,000	License	1 Year Licenses
Parking Joey Boland		2 Spaces		€3,600	License	1 Year Licenses
Parking Paul Allen & Assoc.		1 Spaces		€3,000	With Lease	1/11/2025
Total:		443.8	4,777	€118,100 per annum (excluding 2 <sup>nd</sup> Floor)		

## ***Property Features***

- ❖ Prestigious five-storey Georgian building
- ❖ Dual frontage to Fitzwilliam Square and Fitzwilliam Place
  - ❖ Net Internal Area of approx. 443 sq. m. (4,777 sq. ft.)
  - ❖ Mix of grand reception rooms and private offices
  - ❖ State-of-the-art dentist surgery in the basement
- ❖ Immaculately presented with superb Georgian features
- ❖ Income of €102,500 p.a. (excluding vacant 2nd floor)
  - ❖ 6 rented car spaces generating €15,600 p.a.
  - ❖ Rear car park with total capacity for 7 cars
- ❖ Development potential to the rear (subject to planning)
- ❖ Ideal for investors, owner-occupiers, or professional practices









# **Property Location**

## **A Coveted Address in Dublin's Historic Core**

Situated on the serene, west-facing side of Fitzwilliam Square, No. 18 occupies one of the most prestigious and architecturally significant addresses in Dublin's south Georgian quarter. This timeless location offers an exceptional balance of historic charm and contemporary relevance—an enduring symbol of the city's elegance, heritage, and professional prestige.

## **Unmatched Connectivity**

18 Fitzwilliam Square is remarkably well-connected. A short walk places you within reach of multiple LUAS Green Line stops, numerous Dublin Bus routes, and Pearse Street and Grand Canal Dock DART stations, enabling efficient access across the capital and beyond. The Dublin Bike network is well-established in the area, providing a flexible and eco-friendly commuting alternative. For international travel, Dublin Airport is just a 25-minute drive via the nearby Port Tunnel.

## **The Beating Heart of Dublin's Professional Life**

Fitzwilliam Square lies at the heart of Dublin's traditional Central Business District, surrounded by an impressive network of law firms, embassies, multinational headquarters, and state institutions.

The immediate vicinity is a hive of commercial activity, home to consulting practices, financial services firms, medical specialists, tech companies, and professional services. This dynamic blend of industries enhances both the prestige and practicality of the address.

## **A Cultural and Architectural Gem**

Stepping outside No. 18, one is immersed in the city's rich architectural legacy. Fitzwilliam Square itself is one of the last and most intact Georgian squares in Dublin, offering not just historical significance but also exclusive access to its private residents' garden—a rare green oasis in the centre of the city. Within walking distance are Merrion Square, St. Stephen's Green, and Trinity College, alongside a wealth of museums, galleries, and theatres that define Dublin's cultural life.

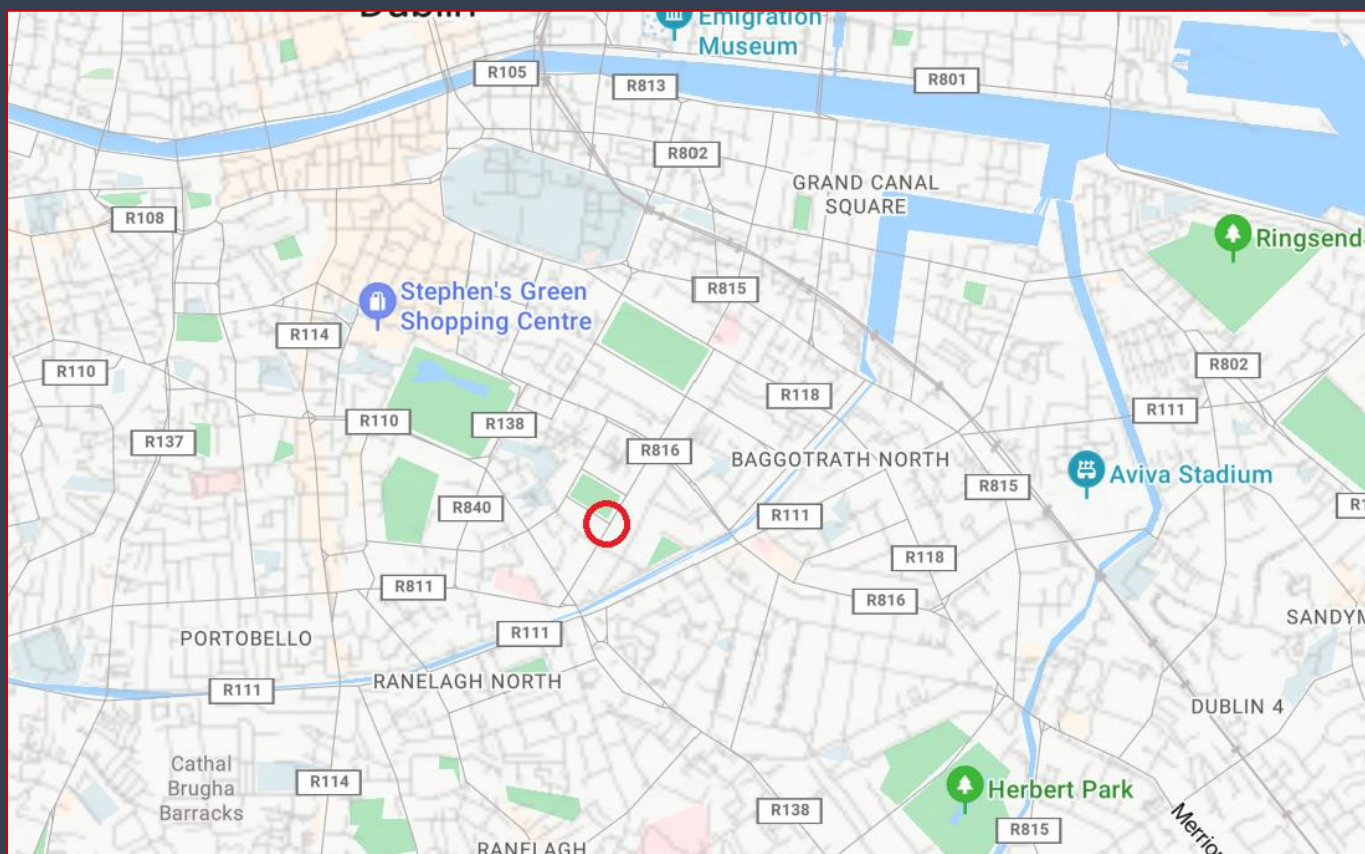
## **Lifestyle, Dining, and Daily Convenience**

From elegant cafés and fine dining restaurants to boutique fitness studios and artisan grocers, the surrounding streets provide a full spectrum of amenities to support both lifestyle and business.

Grafton Street, Dublin's premier retail destination, is just minutes away, while nearby Leeson Street and Baggot Street offer a sophisticated mix of lunch spots, wine bars, and wellness options—perfect for balancing work with leisure.

## **A Location of Enduring Value**

Combining period prestige with modern-day practicality, 18 Fitzwilliam Square offers an address that is not only steeped in Dublin's past but also thoroughly in tune with its future. For discerning investors, professionals, and businesses, this location represents a unique and lasting advantage—at once iconic, connected, and deeply rooted in the city's ongoing story.



## TURLEY PROPERTY ADVISORS

89 Harcourt Street,  
Dublin 2,  
Ireland.

Tel: +353 (0)1 479 1500  
Fax: +353 (0)1 479 1501  
PSRA Licence Number: 002187

### Please Contact

Michael Turley: michael@turley.ie  
Nick O'Loughlin: nick@turley.ie

## BER

Exempt

## PRICE

€2,250,000.

## TITLE

We understand the properties are held under a freehold/  
long leasehold title subject to occupational tenancies.

## VIEWINGS

Strictly by Appointment with the sole selling agents.

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