

Colliers
INTERNATIONAL

FOR SALE



**40 FITZWILLIAM SQUARE
DUBLIN 2**

- Impressive mid terrace four storey over basement Georgian building.
- Central location with excellent transport links.
- 4,136 sq. ft. (NIA) plus car parking off Laverty Court to the rear.

LOCATION

40 Fitzwilliam Square occupies a high profile position on the west side of Fitzwilliam Square which connects Lower Pembroke Street and Leeson Street. The property is situated in the heart of Dublin's central business district and is within walking distance of numerous bars, cafes / restaurants and hotels. Merrion Square, St Stephens Green and Grafton Street are all within walking distance.

The property is equidistant from Charlemont, Harcourt and St Stephens Green LUAS stops and is also within walking distance of Pearse Street DART Station. Numerous Dublin Bus routes also serve the location.

DESCRIPTION

The building comprises an impressive four storey over basement Georgian building which enjoys excellent views of Fitzwilliam Square. The building features generously proportioned rooms and extends to a net internal area of approximately 4,136 sq. ft. There is a west facing town garden to the rear. The property comes with the benefit of parking for five cars off Laverty Court to the rear and there is additional pay and display on street parking on Fitzwilliam Square.

The upper floors are in office use and the basement was formerly in residential use. However, the purchaser would have the option to convert the entire back to residential, if desired (S.P.P.). The purchasers would also be entitled to become members of Fitzwilliam Square which is a private park for the use of those living / working within close proximity to the Square.

ACCOMMODATION

	Sq. M. (N.I.A)	Sq. Ft. (N.I.A)
Basement	78.17	841
Ground	71.63	771
First Floor Return	25.79	278
First	72.04	775
Second	63.78	686
Third	72.85	785
Total	384.26	4,136

CAR PARKING

Car parking for approx. 5 cars located to the rear of the building off Laverty Court.

PLANNING

The property is located in an area zoned Z8 under the Dublin City Development Plan 2011-2017 which is defined as *"To protect the existing architectural and civic design character to allow only for limited expansion consistent with the conservation objective"*.

No. 40 Fitzwilliam Square is listed as a "Protected Structure" under the Record of Protected Structures.

SERVICES

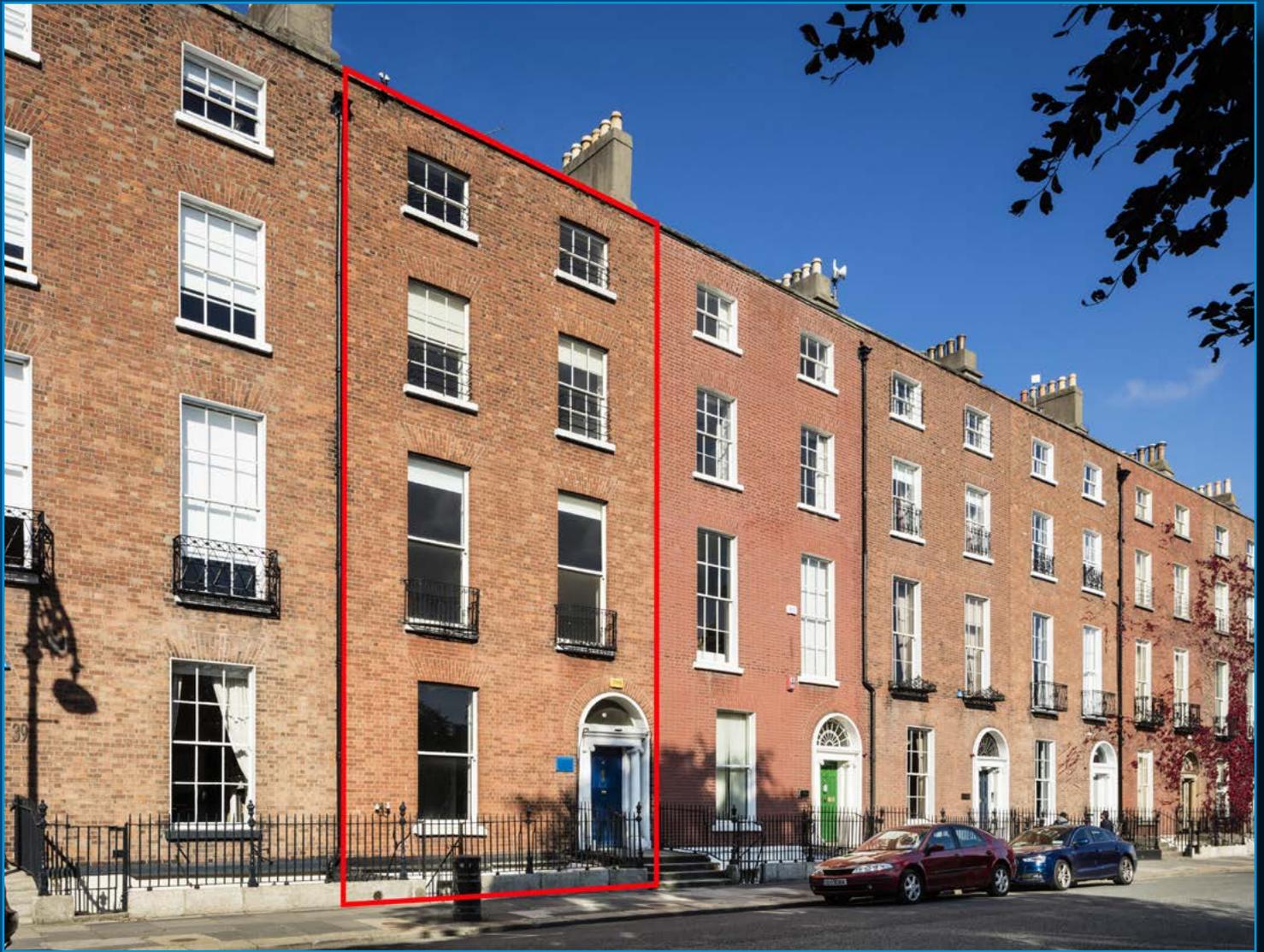
We understand that the property is connected to all mains services.

TITLE

We understand the property is held Freehold







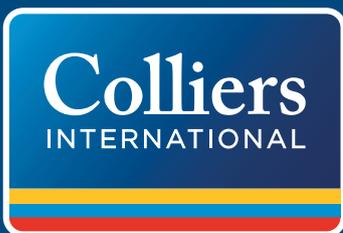
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Exempt - This is a Protected Structure

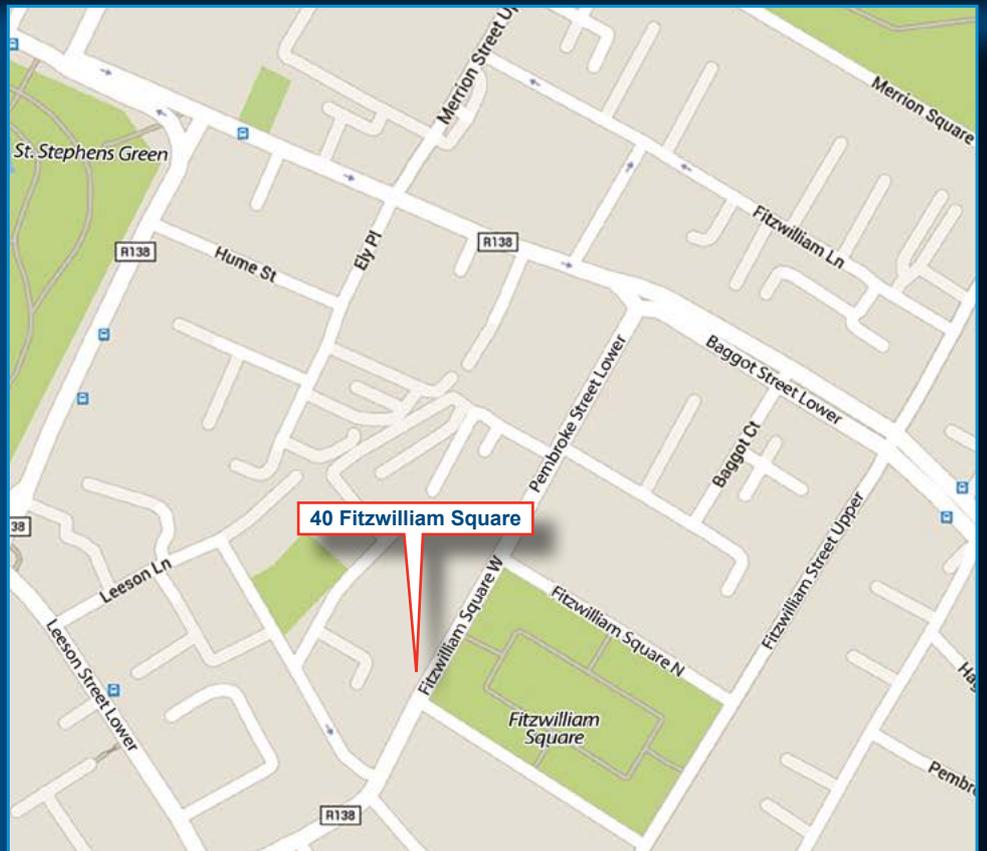
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