

 65 

FITZWILLIAM
SQUARE

FOR SALE WITH VACANT POSSESSION



OVERVIEW

A prime Georgian office building with the added development potential of a mews with a grant of planning



Georgian office building approx. 7,137 sq ft GIA



Separate mews building approx. 1,081 sq ft GIA



Full vacant possession



Retaining many original period characteristics



Secure car parking spaces



Potential for high end residential conversion



FPP for extension of mews



Located on Dublin's most prestigious Georgian square



Exclusive access to the private Fitzwilliam Square

LOCATION

65 Fitzwilliam Square is situated on the northern side of Fitzwilliam Square, renowned as Dublin's most prestigious office and residential address.

Fitzwilliam Square is located in the heart of Georgian Dublin and the Central Business District. It is a location that is unrivalled for accessibility to amenities.

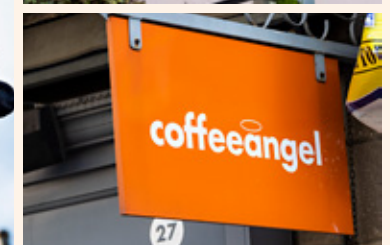
Located between Baggot Street Lower and Lesson Street Lower, it is within short walking distance of St. Stephen's Green, Grafton Street, The Grand Canal, Merrion Square and Iveagh Gardens. Baggot Street Lower and Pembroke Street provide for a hive of leisure and entertainment with an extensive mix of restaurants, cafes and bars.

The Square itself is home to renowned global companies in the legal, financial services, real estate and technology sectors. Occupiers include Taylor Wessing, BGF, Activate Capital, Iconic Offices and Perkins&Will. Other occupiers in the immediate area include LinkedIn, BDO, SMBC and Aercap. The square and adjoining streets are home to embassies for Greece, Hungary, Saudi Arabia and Malta.

A number of these grand Georgian buildings have been converted to private residential use providing for a high end homes in a leafy prestigious enclave within the bustling city centre.



Occupiers and owners on the square are provided with their own access to the private Fitzwilliam Square, the last remaining private square in Georgian Dublin. The square provides for a tranquil landscaped setting for walks and picnics and can also be used for event hosting.





THE BUILDING

65 Fitzwilliam Square is a prominent and prestigious vacant Georgian office building providing investors, developers or owner occupiers a blank canvas for a myriad of refurbishment options.

The main building comprises a two bay four storey over basement Georgian office building. Including a return element of three storeys over basement, it extends to approx. 7,137 sq ft GIA. The property retains much of its original Georgian features including cornicing, fireplaces, sash windows and tiled flooring.

One distinct feature is the building's higher parapet height to others on the north side of the square. The door cases and doors extend to almost a foot higher than adjoining buildings enhancing the height and natural light into the first floor of the building which benefits from full height windows. The façade of the building, and no. 66 adjoining, are the only on the northern side of the square with granite rustication at ground level.

KEY FEATURES:

- 🏡 Georgian elegance, including distinct corinthian columns
- 🏡 Full height windows
- 🏡 Superb natural light
- 🏡 Dumbwaiter serving 3 levels
- 🏡 Lower ground floor with separate access to the street
- 🏡 Secure car parking
- 🏡 Garden area



THE MEWS

The rear of the site provides for a mews building fronting Pembroke Lane. The mews, a former coach house to the main building, extends to approx. 1,081 sq ft GIA over two levels.

Two car parking spaces are provided for at the rear of the mews and it is secured from Pembroke Lane by a roller shutter gate. The mews benefits from a grant of planning (Ref: 4:547/19) to extend the footprint by 1,400 sq ft GIA. Highlights include:

- Two storey extension to the rear of the mews with a sunken ground floor level set 1 metre below the existing ground level
- Raised first floor terrace to front of mews onto Pembroke Lane
- Upgrade of car parking area to the front
- Detailed repair and conservation work to the original building



SCHEDULE OF ACCOMMODATION & FLOOR PLANS

Main Building

Level	GIA sq m	GIA sq ft	NIA sq m	NIA sq ft
Third	99.7	1,074	81.5	877
Second	140.8	1,515	91.2	981
First	140.2	1,509	103.3	1,112
Ground	138.5	1,491	99.6	1,072
Basement	143.8	1,547	104.1	1,121
Total	663.0	7,136	479.6	5,163

Mews Building

Level	GIA sq m	GIA sq ft	NIA sq m	NIA sq ft
First	64.1	690	47.3	509
Ground	36.3	391	27.8	299
Total	100.4	1,081	75.1	808

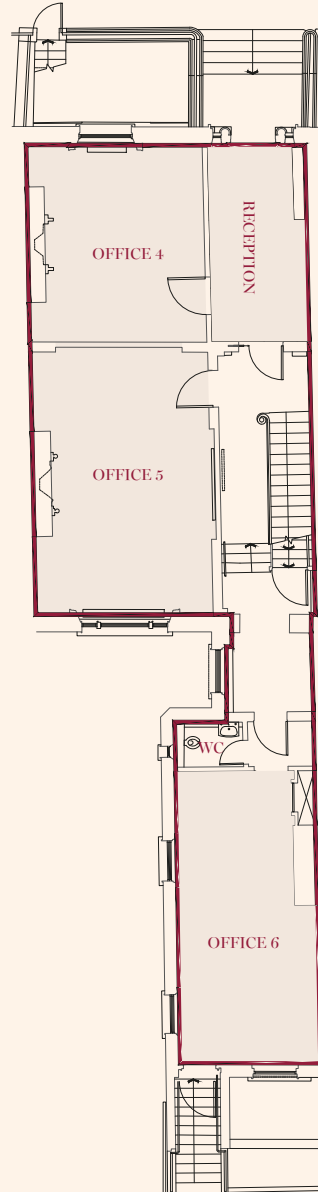


Main Building Plans

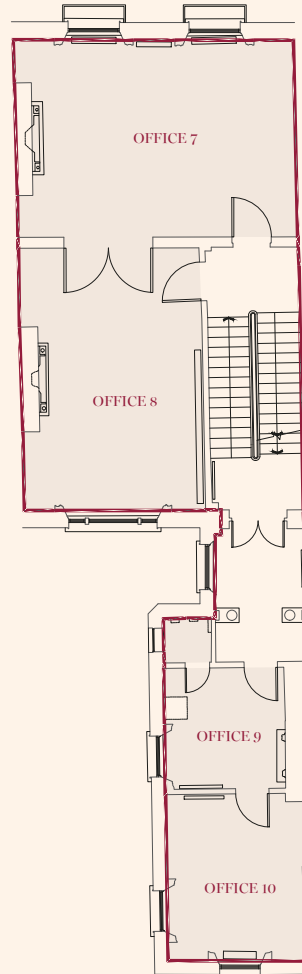
BASEMENT



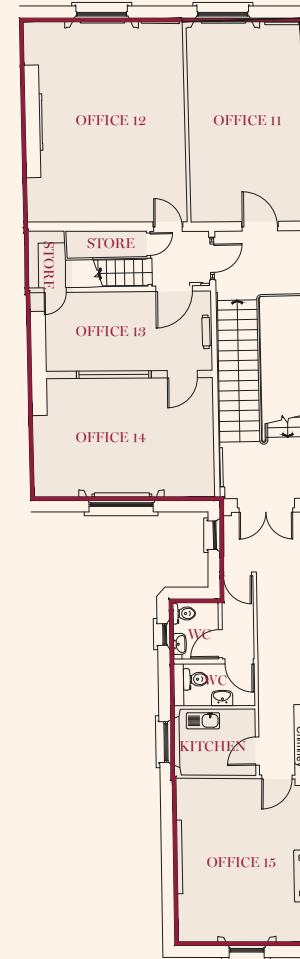
GROUND



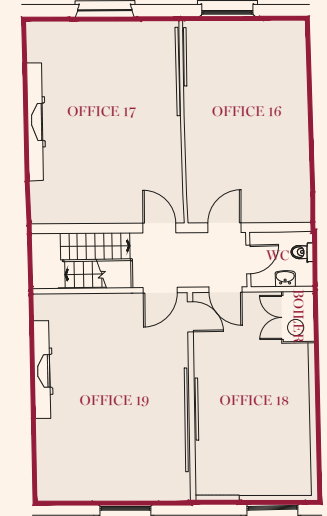
FIRST



SECOND



THIRD



THE OPPORTUNITY

An opportunity to invest in a piece of history.

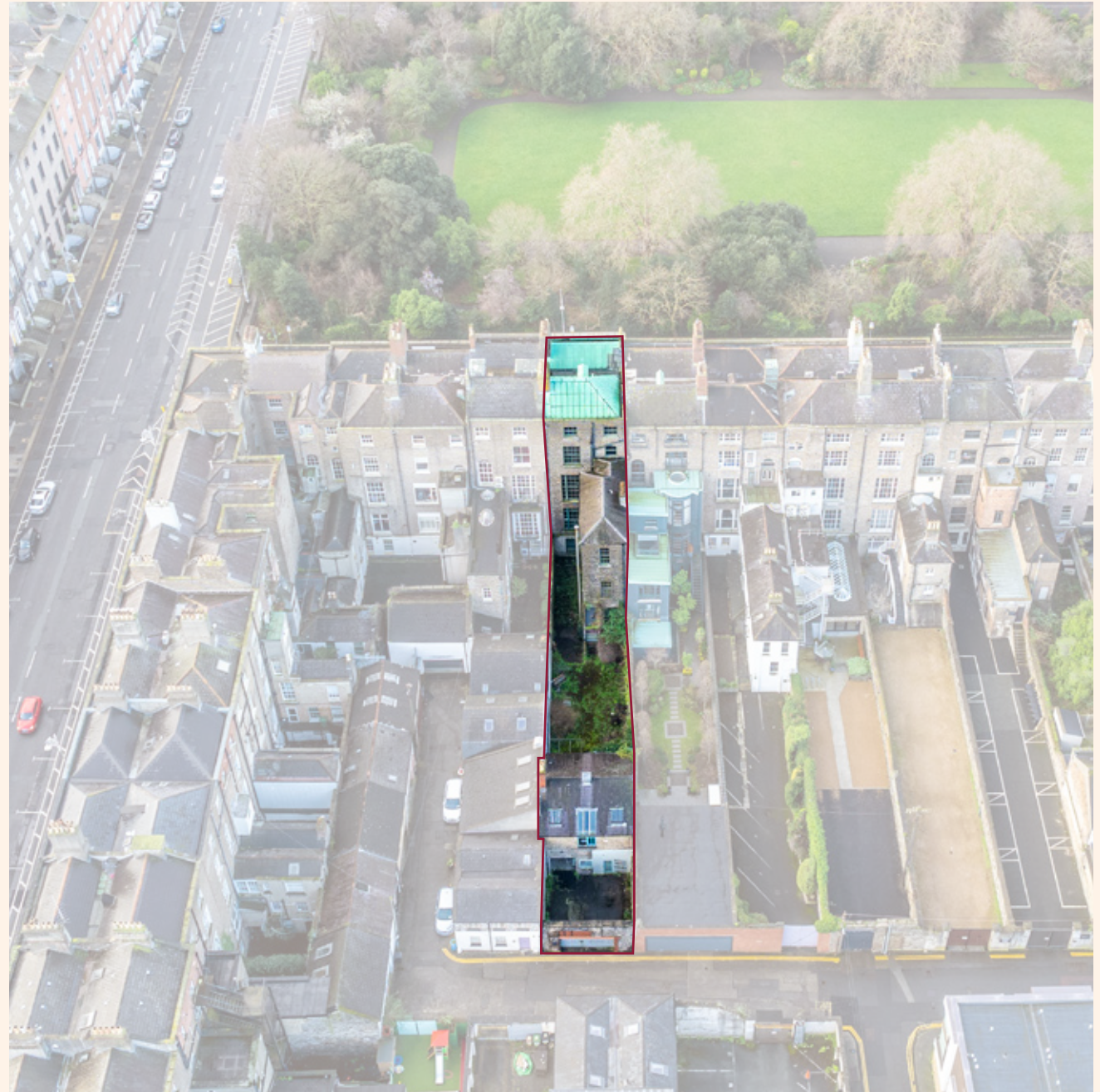
Development of Fitzwilliam Square began in 1790 and continued until 1828. Number 65 and the adjoining number 66 were built by Clement Codd in 1822.

Number 65 and 66 are noted in the Fitzwilliam Square Architectural Conservation Area as displaying “elaborate doorcase treatment and long first floor windows”.

With careful restoration, Number 65 can serve as:

- HQ Office Building
- Embassy
- Primary Residential Residence
- Multiple Residential Residences

The existing grant of planning on the mews sets a positive present for a myriad of redevelopment opportunities. Many other mews sites on Pembroke Lane have been redeveloped as single residences, apartments and office buildings complementary to the main houses.



FURTHER INFORMATION

Title

We understand that the property is held freehold.

Method of Sale

The subject property will be offered for sale by Private Treaty.

Viewings

Viewings are strictly by appointment and to be arranged through the sole selling agents, Savills.

BER EXEMPT

SELLING AGENT



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