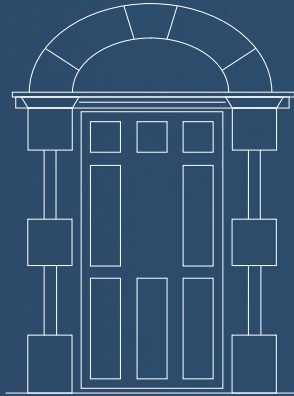


GEORGIAN OFFICES TO LET



12

ELY PLACE
DUBLIN 2

Fully Refurbished Georgian Offices

**362.1 sq.m. (3,900 sq.ft.)
3 car parking spaces**



FINNEGAN
Menton

12 ELY PLACE



LOCATION

Superbly located in the heart of Dublin's Central Business District, No. 12 is positioned on Ely Place close to its junction with Hume Street just 150m from St. Stephen's Green and opposite the Royal Hibernian Academy of Arts (RHA). The property benefits from convenient proximity to some of Dublin's most iconic and well-served streets, including St. Stephen's Green, Grafton Street, and Merrion Square, all of which are within a short walking distance. This central setting places the property at the core of Dublin's professional, cultural, and commercial activity, offering an exceptional address for occupiers seeking to establish a presence in a well-connected and vibrant part of the city.

The surrounding area provides unrivalled amenities for employees and clients alike with an excellent choice of hotels, cafes, restaurants, gyms, theatres, and museums. The property has the benefit of excellent transport links with the LUAS Green Line at Stephens Green, the DART line at Pearse Street, and numerous Dublin Bus routes all within a close walking distance of the property. Notably, the property sits among a range of high-profile occupiers and institutions including the Embassy of Australia, The Department of Justice, Royal Hibernian Academy and The Merrion Hotel.



GRAFTON STREET



ST. STEPHEN'S GREEN LUAS



GOVERNMENT BUILDINGS



THE SHELBOURNE HOTEL



ST. STEPHEN'S GREEN SHOPPING CENTRE

DESCRIPTION

No 12 Ely Place comprises a mid-terrace 4-storey over basement Georgian office building extending to approximately 362.1 sq.m (3,900 sq. ft). The property is presented in excellent condition with the interior having been fully refurbished to a high standard throughout and benefits from many fine period features one would expect from a property of this vintage offering a blend of period 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. There are kitchen and toilet facilities located at basement, ground, first floor return and third floor level. Externally there is a shared car park to the rear providing 3 car spaces for No. 12.



ACCOMMODATION

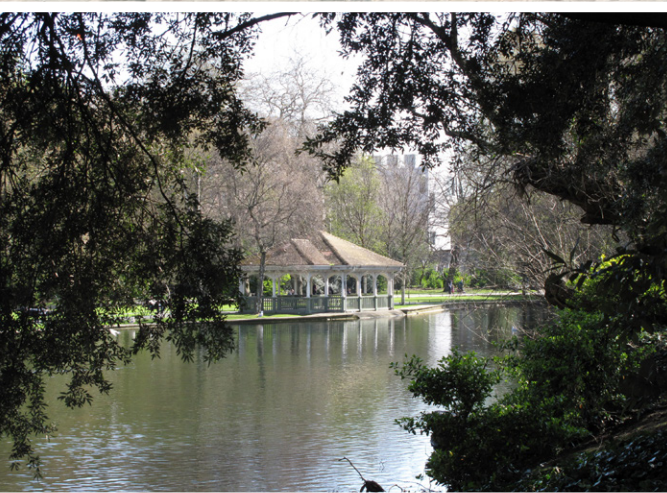
Approx. Net Floor Area

| Floor | Sq.m. | Sq.ft. |
|--------------|-------|--------|
| Ground Floor | 69.2 | 745 |
| First Floor | 81.5 | 880 |
| Second Floor | 70.6 | 760 |
| Third Floor | 75.5 | 815 |
| Basement | 65.3 | 700 |
| Total | 362.1 | 3,900 |

FEATURES

- Own door Georgian offices
- Prime City Centre location
- CAT 5 computer cabling
- Approx. 362.1 sq.m (3,900 sq.ft.)
- 3 car parking spaces
- Fully refurbished





VIEWING

Viewing is strictly by appointment with Letting Agents Finnegan Menton.
Contact Emma Byrne or Nicholas Corson on 01 6147900

BER

Exempt. (Protected Structure)

LEASE

New Flexible Lease Terms

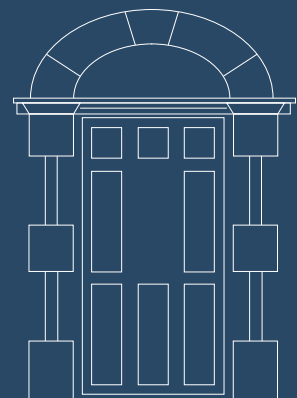
RATES & INSURANCE

On Application

RENT

On application

12
ELY PLACE
DUBLIN 2



12

ELY PLACE DUBLIN 2



**FINNEGAN
Menton**

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