

TO LET
1ST & PART 2ND FLOOR
46 FITZWILLIAM SQUARE WEST
DUBLIN 2
D02 PY01

**McNally
Handy**



- High profile location
- Approx. 98.35 (c.1,058.64sqft).

Description

Number 46 boasts what is widely regarded to be the most photographed Door in Dublin. This distinguished ivy-clad four-storey over basement mid-terrace Georgian building overlooks the West side of Fitzwilliam Square.

The available accommodation is on the first floor and part second floor and extends to approx. 98.35 sqm (c.1,058.64sqft).

The accommodation on the first floor includes the large front room boasting full building width and ample natural light with impressive views over Fitzwilliam Square. The rear room at first floor also benefits from ample natural light and there is an interconnecting door between both. The second-floor rear room has the benefit of additional office space along with a tea station.

Presented in excellent condition throughout, the accommodation retains a number of attractive period features blended with modern office requirements including carpeted flooring, CAT 6 cabling, electric heating, tea station and demised wc facilities are located within the second-floor return.



Accommodation	SQM	SQFT
1st Floor	71.16	765.96
Part 2nd Floor	27.19	292.69
Total	98.35	1,058.64

Location

46 Fitzwilliam Square is a superb Georgian office building occupying a prominent position on the west side of one of Dublin's most sought-after business addresses. Situated in the heart of Dublin's central business district, Fitzwilliam Square and is

characterised by its distinguished Georgian architecture.

The area benefits from excellent accessibility, conveniently located close to Lower Baggot Street and Leeson Street. The property is within walking distance of St Stephen's Green and Merrion Square and is well served by various public transport links, including the DART at Westland Row, the Luas Green Line at St Stephen's Green and Charlemont, and various Dublin Bus services, providing excellent connectivity throughout the city and beyond.

Quoting Rent	€40,000 pa
Service Charge	€TBC
Rates	€4,069.12
Building Insurance	€1,500
Car Space	€3,600 per annum

Viewing

By appointment only through sole agents McNally Handy & Partners

BER Details

BER: EXEMPT

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