

COMMERCIAL

TO LET

77 MERRION SQUARE DUBLIN 2



Ground Floor Office Suite
c. 89sq.m (c. 958sq.ft)

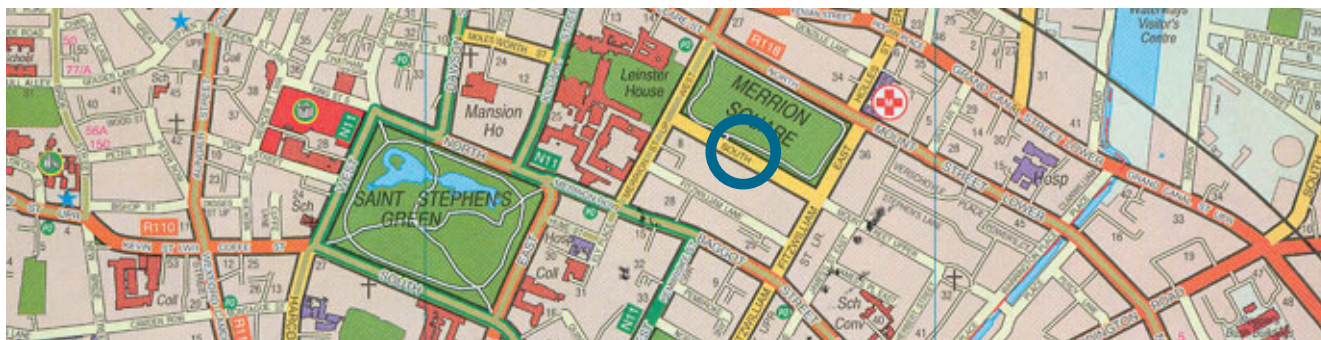


**Finnegan
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LOCATION

No. 77 is located on the southern, and most sought after side of Merrion Square and extends back to Fitzwilliam Lane to the rear. This superb location is in the heart of Georgian Dublin and immediately adjacent to Government Buildings, The National Art Gallery, The Museum of Natural History, the Merrion Hotel and in close proximity to Grafton Street and Trinity College. The area is extremely well served by numerous bus routes, DART and Luas as well as a host of hotels, restaurants, cafes and bars.

DESCRIPTION

The available office accommodation is located on the ground floor of an imposing five storey over basement Georgian office building.

Measuring c.89 sq m (c.958 sq ft), this office suite is in very good condition and has been well maintained, with many period features intact.

Two large interconnecting rooms with full size picture windows makes this space a very bright and pleasant open plan office, with additional office space to the rear. The floor benefits from a kitchenette, a designated w.c, as well as access to further w.c facilities on the upper floor return, and access to the rear courtyard, where there are 4 car parking spaces available to let.

RENT

€46,000 per annum exclusive

LEASE TERMS

Flexible terms

CAR PARKING

4 car spaces available at €4,000 per space per annum.

VIEWING

By appointment only with Sole Agents
FINNEGAN MENTON

Contact: Simon McGough, Helen Byrne or
Ross Bolger
On (01) 614 7900

ACCOMMODATION

Net Internal Floor Area

	Sq.m.	sq.ft.
Total:	c.89	c.958



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