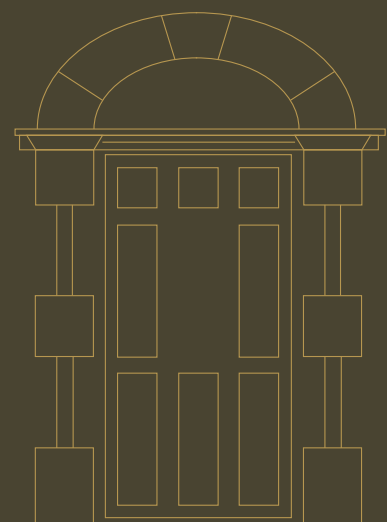# 98

St. Stephen's Green,
Dublin 2

SUPERBLY REFURBISHED GEORGIAN OFFICES

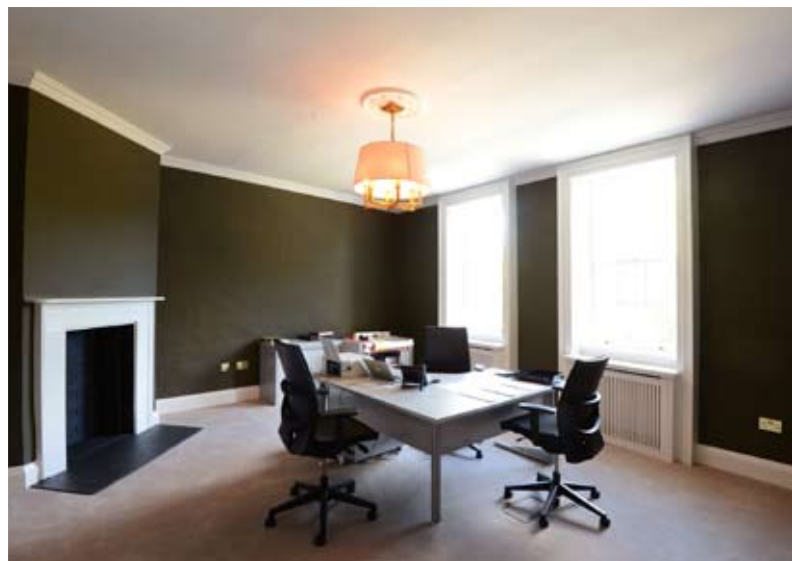**FINNEGAN**
Menton

98
St. Stephen's Green,
Dublin 2

Location

No. 98 St. Stephen's Green is located on the south side of St. Stephen's Green close to the junction with Harcourt Street and Stokes Place in Dublin 2. St. Stephen's Green is undoubtedly Dublin's premier commercial address and is considered to be at the epicentre of Dublin's commercial, administrative and cultural districts.

The property is adjoining KPMG with other occupiers and landmarks in the area including the Royal College of Surgeons, Department of Foreign Affairs at Iveagh House, Irish Life and Permanent and Maples & Calder, soon to be joined by AerCap Leasing on the south east corner of the Green.

The area has a host of amenities with Dublin's premier shopping street Grafton Street and an excellent array of restaurants close by. The area is also home to some of the city's best known hotels including the Shelbourne Hotel, Merrion Hotel, Conrad, The Fitzwilliam Hotel and O'Callaghan Hotels.

The area is well served by public transport with the Luas Green line terminal at St. Stephen's Green, while the DART line and several bus routes are located within a few minutes' walk.
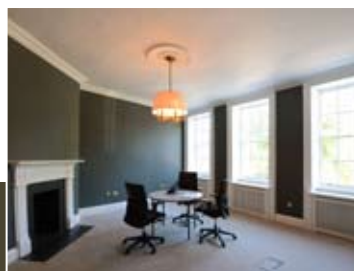
Description

No. 98 St. Stephen's Green is a superbly renovated four storey over basement Georgian office building which overlooks St. Stephen's Green, providing a total of c.233 sq.m. (2,400 sq.ft.) office accommodation.

This building would make an impressive office headquarters for its new occupier in a prominent location among other elite occupiers. The property has been refurbished and is beautifully presented throughout with elegant meeting rooms and offices which are fully fitted with CAT 6 network cabling as standard throughout. Viewers will not be disappointed with the elegance and style of this magnificent building.

Accommodation

Approx. Net Internal Area	Sq.m.	Sq.ft.
Basement Floor	39.6	427
Hall Floor	43.1	464
First Floor	45.9	494
Second Floor	46.3	498
Third Floor	48.6	523
Total	**223.5**	**2,406**

Conrad Hotel
Aercap
Department of Foreign Affairs
Department of Finance
O'Callaghan Stephen's Green Hotel
Maples & Calder
Iveagh Gardens
Standard Life
KPMG
RCIS
Fitzwilliam Hotel

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St. Stephen's Green,
Dublin 2

Irish Life & Permanent
Shelbourne Hotel
St. Stephen's Green
ESB International
Shanahan's Restaurant
Grafton Street

St. Stephen's Green

Created in 1670 St. Stephen's Green is the oldest and largest of Dublin's inner city Georgian Squares consisting of 22 acres (8.9 ha) of landscaped gardens and walkways. The Park was enclosed with a wall in 1664. Access to the Green was restricted to local residents until 1877 when Parliament passed an Act to open it to the public.

Sir Arthur Guinness, a member of the Guinness brewing family was a driving force behind the opening of the Park to the Public and paid for the laying of the Green in its current form. By way of thanks the city commissioned a statue of him, which faces the Royal College of Surgeons.

St. Stephen's Green retains many of the features created in 1880 including the large pond (which is fed from the Grand Canal at Portabello), a bandstand, Gardeners Cottage, the Fusiliers Arch at the corner of the park opposite Grafton Street and the St. Stephen's Green kiosk, opposite The Shelbourne Hotel.

98

St. Stephen's Green,
Dublin 2

Specification:

- Fully refurbished throughout
- Superbly presented offices and meeting rooms
- CAT 6 computer cabling
- High quality carpets
- Superbly decorated
- Fire and intruder alarm systems
- Fitted kitchen
- Shower

FINNEGAN Menton

Lease Terms:

On Application.

BER:

Exempt.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Nicholas Corson or David Rowe on 01 614 7900

CHARTERED SURVEYORS   RICS   SIOR

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