To Let - Offices



Office Suites in a Central Location c. 44 / 50 / 122 / 183 sq.m.





Location:

Merrion House is situated on the west side of Fitzwilliam Street Lower in Dublin 2 between the junction of Baggot Street and Merrion Square South and directly opposite the ESB Headquarters.

The area is well served with an extensive range of services and amenities on offer close by with well-known bars, restaurants and hotels on the door step. Public transport links are within walking distance of the property with numerous bus routes passing by Baggot Street and Merrion Square as well as the Luas green line and DART line being within walking distance.

Description:

Merrion House comprises 3 interconnecting Georgian buildings now laid out to provide 2 self-contained office suites on each level of various sizes from 44.1 sq.m. to 183 sq.m. Each suite is self-contained with its own heating system, toilet facilities and kitchenette. Merrion House offers centrally located, well presented offices at affordable rental levels and on flexible lease terms.

Accommodation:

Approx. Net Internal Floor Area: Ground Floor - Unit 2 70.0 Ground Floor - Unit 3 44.1 First Floor - Unit 4 121.7 First Floor - Unit 5 LET Second Floor - Unit 6 50.5 Second Floor - Units 6,7,8 183.0

Specification:

• Self-contained suites Sq.m. Sq.ft. 750 (Reserved) • Open plan with individual offices 475 • Next to Merrion Square 1,310 • 5 minutes walk to Luas and DART line LET • Amenities close by including cafes, banks, 545 hotels and restaurants 1,970

Rent:

On Application.

FINNEGAN Menton

BER:

B.E.R.: Exempt. (Protected Structure)

Lease:

New lease term.

Viewing:

CHARTERED SURVEYORS

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

RICS the mark of property professionalism SIOR

17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900

WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2: All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4: No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolutionvisuals.com