

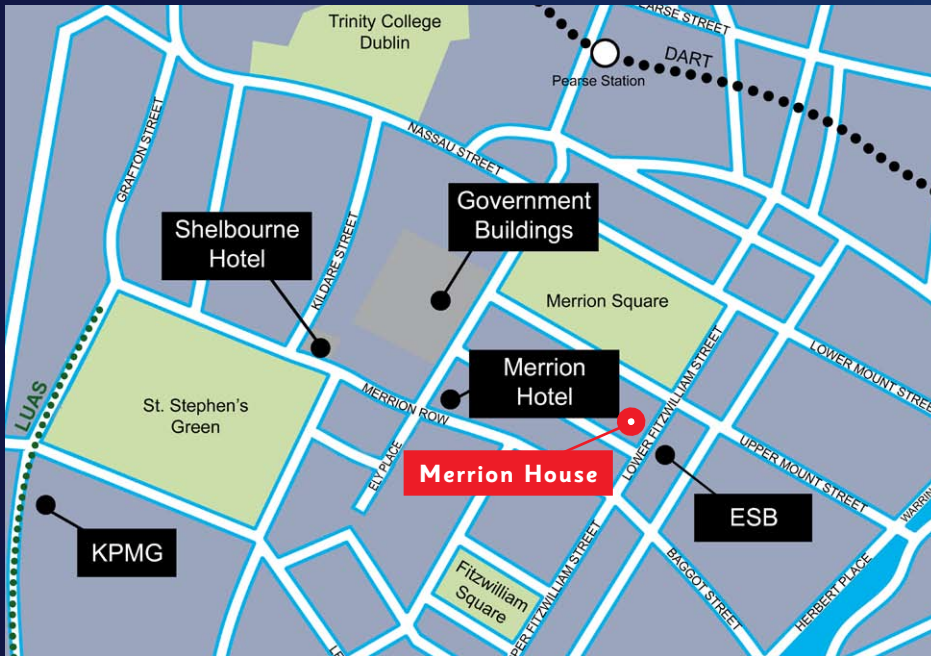


Merrion House

1, 2, 3 Fitzwilliam Street Lower,
Dublin 2

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:	Sq.m.	Sq.ft.
Ground Floor - Unit 2	70.0	750 (Reserved)
Ground Floor - Unit 3	44.1	475
First Floor - Unit 4	121.7	1,310
First Floor - Unit 5	LET	LET
Second Floor - Unit 6	50.5	545
Second Floor - Units 6,7,8	183.0	1,970

Specification:

- Self-contained suites
- Open plan with individual offices
- Next to Merrion Square
- 5 minutes walk to Luas and DART line
- Amenities close by including cafes, banks, hotels and restaurants

Rent:

On Application.

Lease:

New lease term.

BER:

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

Viewing:

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



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