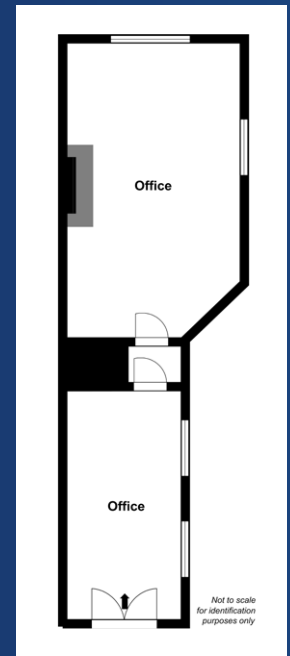
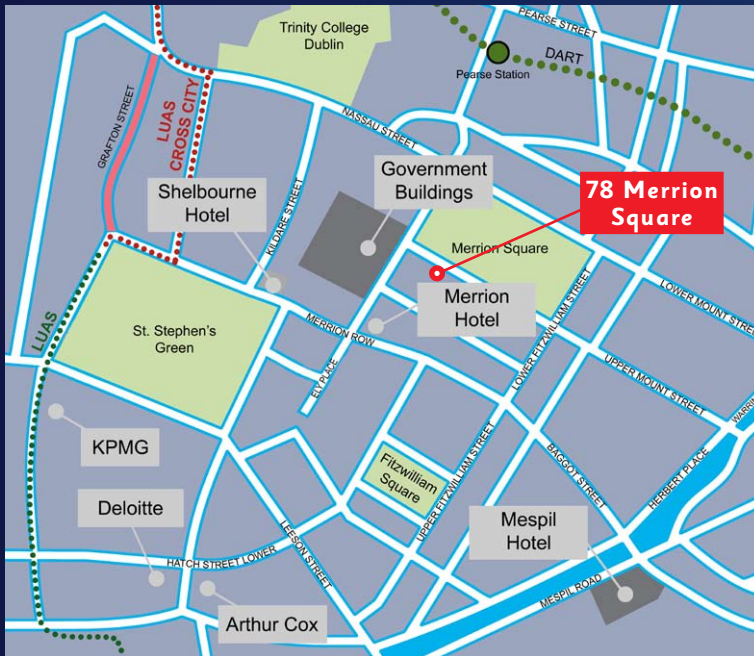




1st Floor Return,
78 Merrion Square,
Dublin 2



Bright and Spacious Offices
c. 35.2sq.m. / 380sq.ft.



Location:

78 Merrion Square enjoys a prominent and commanding position on the southern side of the Square next to Government Buildings and would be considered one of Dublin's most prestigious addresses with many professional bodies located within the immediate vicinity.

The Merrion Hotel is situated just around the corner on Merrion Street with the office space situated within close proximity to the retail and commercial district of St Stephen's Green and Grafton Street.

The vicinity is well served by public transport with the DART at Pearse Street, the Luas at St. Stephen's Green and numerous bus routes.

Description:

The property comprises of a well presented upper floor office suite extending to a Net Internal Area of c. 35.2 sq.m. (380 sq.ft.). Situated at the 1st floor return level this bright and spacious office consists of two interconnecting rooms with a tea station with the demise.

This office has all the charm and character of a period building with high ceilings, period features and large windows allowing a flow of natural light into the office. The existing fit out includes a CAT 5e network cabling system throughout and the property is available with rear designated car parking.

Accommodation:

	Sq.m.	Sq.ft.
Approximate Net Floor Area		
1st Floor Return Offices	35.2	380

BER:

Exempt. (Protected Structure)

Lease Terms:

New lease term available.

Rent:

On application.

Viewing:

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



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954