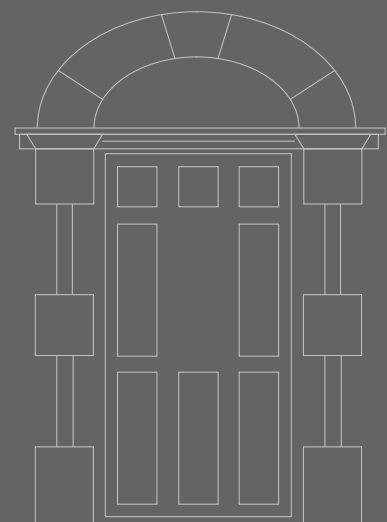


TO LET

97

St. Stephen's Green,
Dublin 2



SUPERBLY REFURBISHED GEORGIAN OFFICES

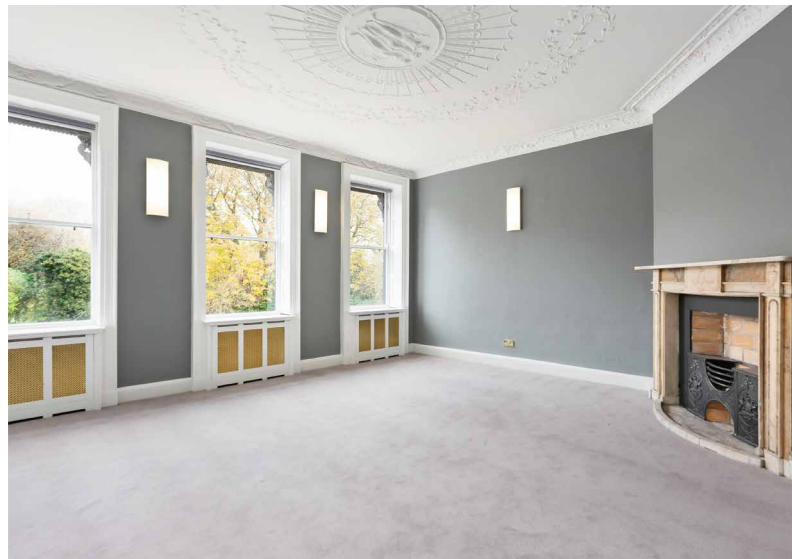


FINNEGAN
Menton



97

St. Stephen's Green,
Dublin 2



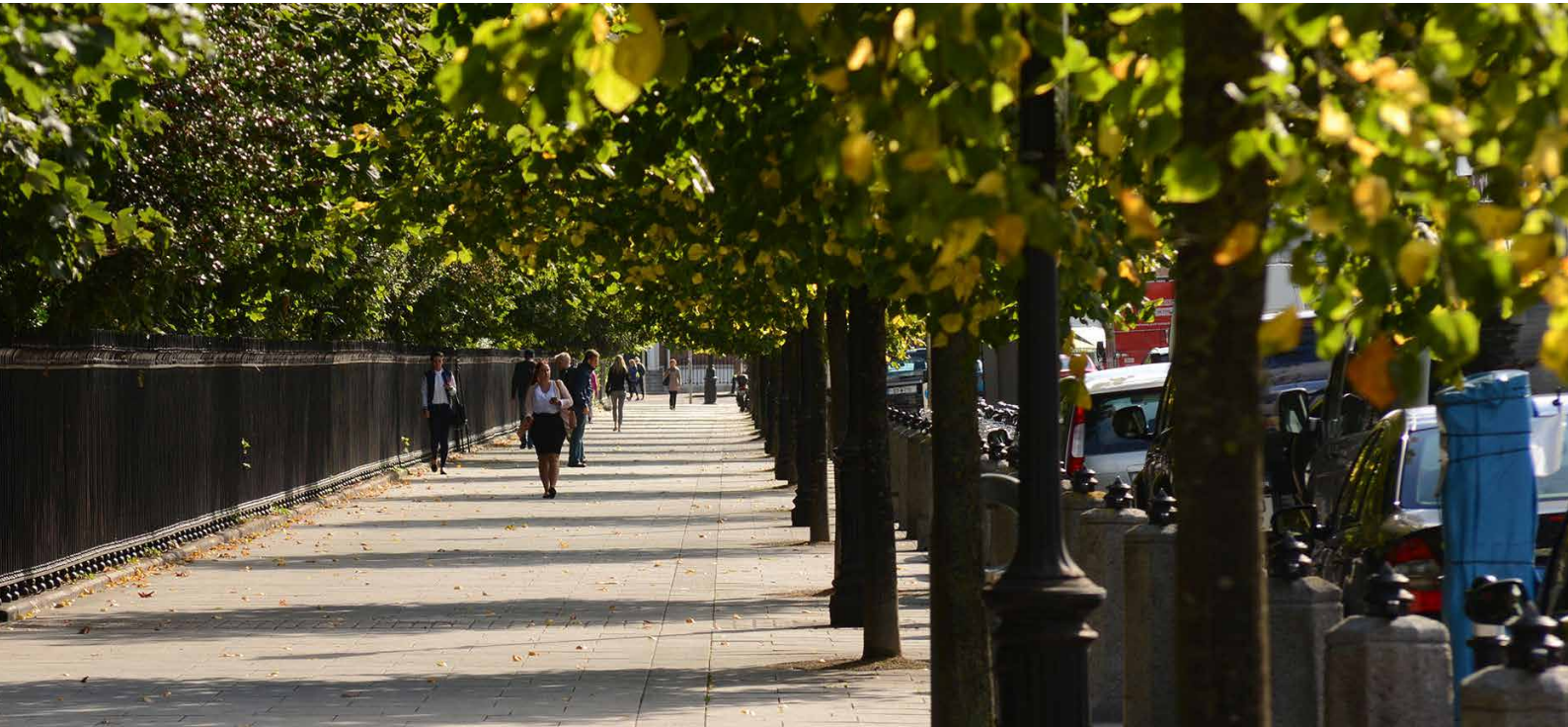
Location

No. 97 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, Kennedy Wilson, Maples & Calder, AerCap, HUYA Bioscience and soon to be joined by Horizon Therapeutics.

The area has a host of amenities close by 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.



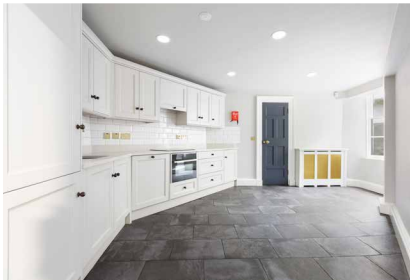
Description

No. 97 St. Stephen's Green in recent years underwent a complete refurbishment and upgrade to bring it up to the same exacting standards that were recently completed on the adjoining No's 98, 99 and 100. This four storey over basement Georgian office building overlooking St. Stephen's Green, provides a total of c. 260 sq.m. (2,800 sq.ft.) office accommodation which is beautifully presented throughout.

This building would make an impressive office headquarters for its new occupier in a prominent location among other elite occupiers. The property has being refurbished to a high standard and decorated with influences of an interior designer that emphasises the elegance and style of this magnificent building. Services have been replaced throughout with Cat 6 cabling and power wiring to floor boxes, gas fired central heating, showers and kitchen.

Accommodation

Approx. Net Internal Area	Sq.m.	Sq.ft.
Basement Floor	44.0	474
Hall Floor	57.5	619
First Floor	49.0	527
Second Floor	63.5	684
Third Floor	46.0	495
Total	260.0	2,800





St. Stephen's Green

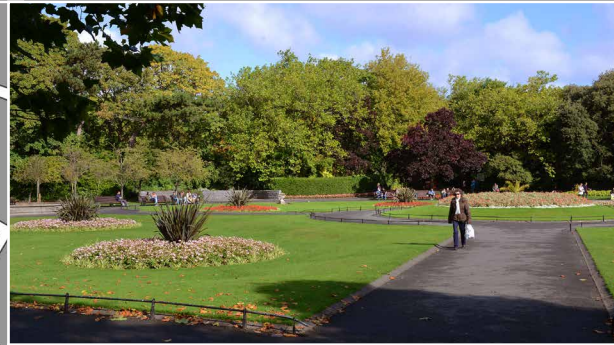
Created in 1670 St. Stephen's Green is the oldest and largest of Dublin's inner city Georgian Squares consisting of 22 acres (8.9 ha) of landscaped gardens and walkways. The Park was enclosed with a wall in 1664. Access to the Green was restricted to local residents until 1877 when Parliament passed 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), the Grandstand, Gardeners Cottage, fountains, the Fusiliers Arch at the corner of the park opposite Grafton Street and the St. Stephen's Green kiosk, opposite The Shelbourne Hotel.

97

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 Facilities



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



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