

TO LET

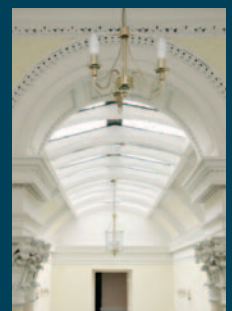
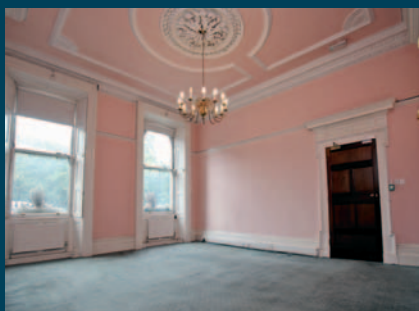
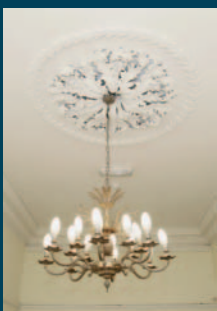
Lisney

24 Merrion Square, Dublin 2

- Prestigious 4 storey over basement Georgian building occupying a prominent position on Merrion Square.
- Parking for up to 10 car spaces between both the rear of the property and to the front and rear of the mews.
- Superbly located within close proximity to all city centre amenities and public transport infrastructure.
- Benefits from lift access to all floors.
- Available immediately on flexible terms.



(01) 638 2700



Location

24 Merrion Square is an attractive Georgian office building conveniently located on the north side of Merrion Square close to its junction with Holles Street, approximately 300m north east of St. Stephen's Green and 400m north of Dublin's Fitzwilliam Square.

Merrion Square forms part of Dublin's central business district and comprises primarily Georgian office accommodation along with a limited number of buildings that are in residential use. There are also a small range of retail facilities located nearby on Baggot Street, with further prime retail users centred on Grafton Street and St. Stephens Green close by. Additional car parking spaces in the area are on-street with pay and display meters facilities.



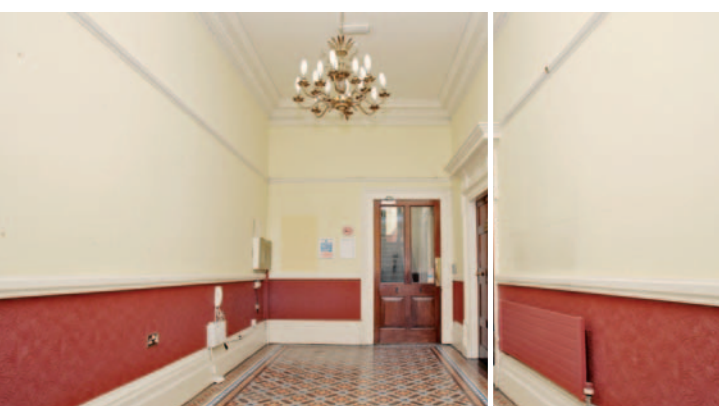
Transport

This prestigious area is well serviced by public transport and is within easy walking distance of Pearse DART station which is approximately a 3 minute walk away. In addition there are a number of bus routes operating along Nassau Street and the adjoining streets providing access to and from Dublin's outer suburbs. Merrion Square is within a short distance from the LUAS Green Line which is located at St. Stephens Green.



Description

24 Merrion Square comprises a mid-terrace, four-storey over basement Georgian building with a part two-storey over basement return and a two-storey mews to the rear. The building is primarily accessed via a traditional Georgian door at street level off the northern side of Merrion Square. Internally, the building is broadly laid out in its original period floor plan and the main rooms and hallways throughout feature attractive period detailing including elaborate stucco plaster work, cornicing and centre roses, together with attractive marble fireplaces in several of the main rooms. In addition, the property has male and female toilets located throughout the building with shower facilities located in the former pavement vaults at basement level.



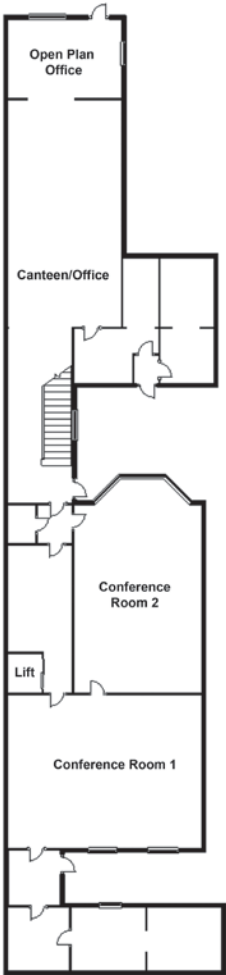
Accommodation

Description	Approx. SqM	SqFt
Ground Floor inc. return	165	1,776
First Floor inc. return	164	1,765
Second Floor	89	958
Third Floor	89	958
Basement	181	1,948
Total Accommodation	688	7,405
Mews to Rear	136	1,464

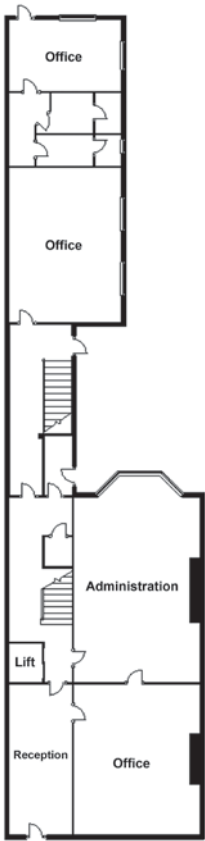


Floor Plans

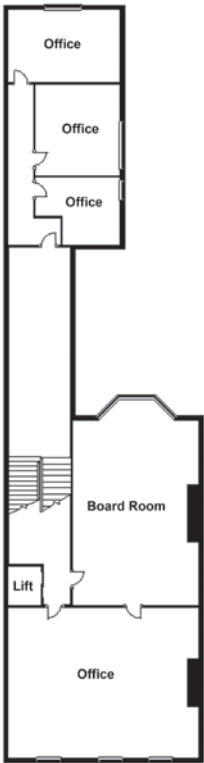
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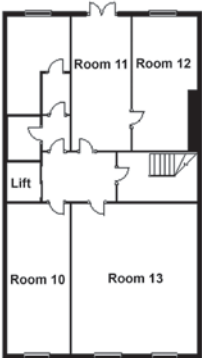
Ground Floor



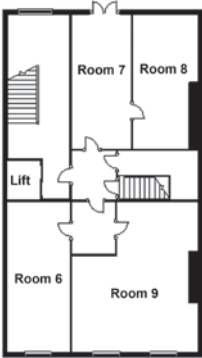
First Floor



Second Floor



Fourth Floor



Third Floor

Specification

- Mixture of carpet covered and laminate timber floor coverings.
- Decorative and modular light fittings throughout the property.
- Plastered and painted walls and ceilings with wall mounted radiators provided by a gas central heating system.
- Benefits from a 4-person (300 kg) lift serving the main building.

Lease

Available immediately on flexible lease terms.

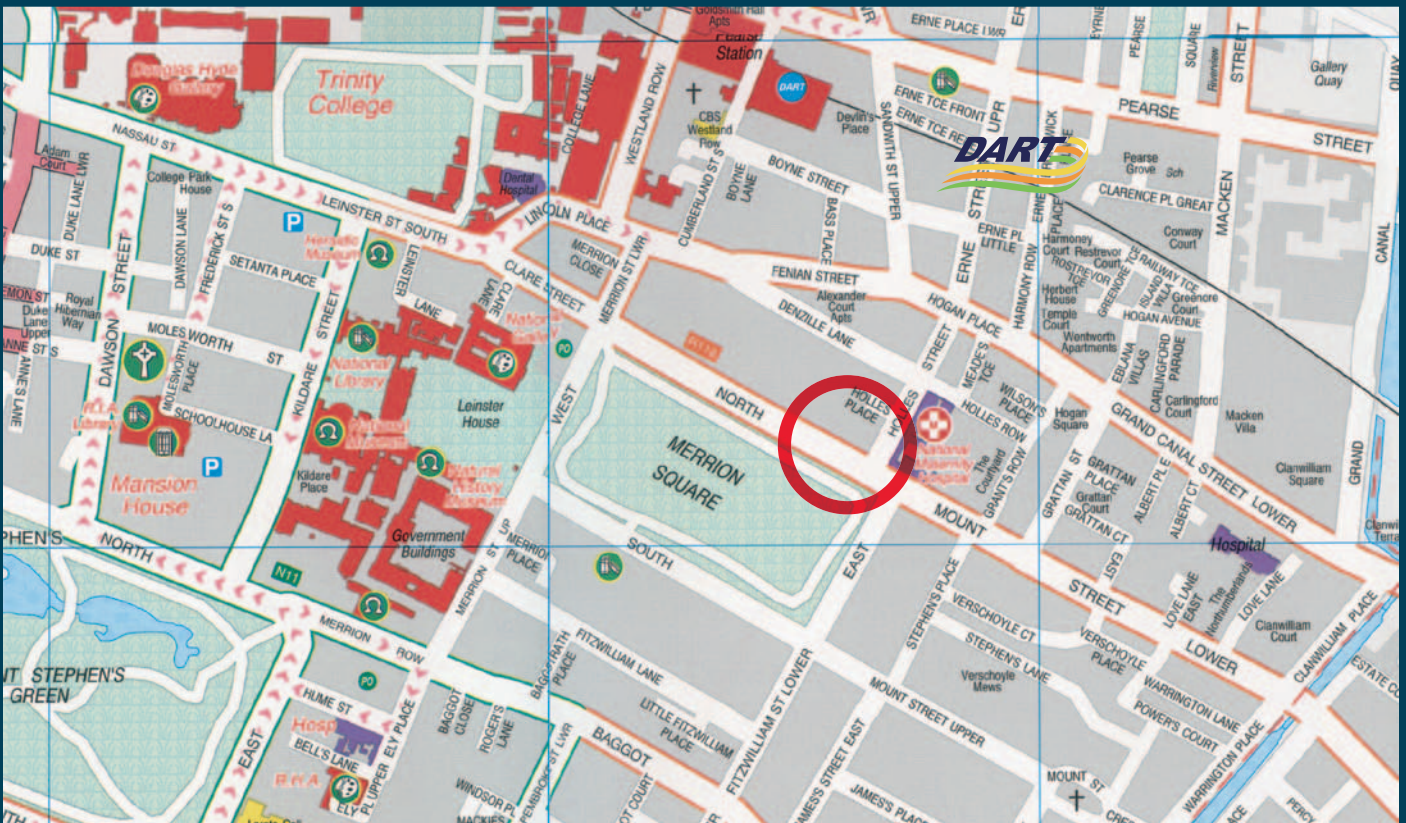
Rent

Available on application.

Viewing

Viewing strictly by appointment with sole letting agent Lisney.

Contact Susan O'Leary or Paul Hipwell
01-638 2700.



Lisney
24 St. Stephen's Green,
Dublin 2
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www.lisney.com



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