

TO LET

Superb HQ Offices overlooking
Merrion Square Gardens

443 SQ.M NIA (4,768 SQ.FT)
7 CAR SPACES

**NO. 29 MERRION
SQUARE, DUBLIN 2.**





DESCRIPTION

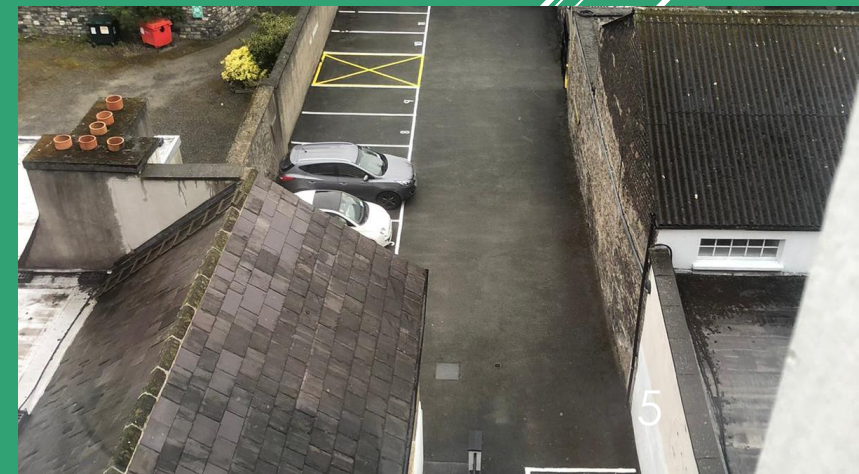
- ▶ HQ building restored to a high specification including computer cabling, LED light fittings and excellent tenant amenities including new shower and WC facilities.
- ▶ Entire available on flexible new lease terms with 443 sq.m (4,768 sq.ft) NIA with 7 car spaces.
- ▶ Prime CBD location overlooking Merrion Square, one of Dublin's most beautiful public parks.
- ▶ Local occupiers include National Maternity Hospital , Trinity College and National Gallery.
- ▶ A short walk to Grafton Street and St Stephens Green with an abundance of restaurants, hotels and retail amenities.
- ▶ Excellent transport infrastructure including LUAS, Dublin Bus and DART.
- ▶ [Link to Virtual Tour](#)

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ACCOMMODATION

Floor	Area Sq.M (NIA)	Area Sq.ft (NIA)		Gross Internal Areas (Sq.m)
Basement	88	947		140
Ground	94	1,011		142
First	95	1,023		130
Second	82	883		131
Third	84	904		129
Total	443	4,768		672 (7,233 sq.ft)
Car Parking	7 spaces			





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LEASE TERM:	Building Energy Rating (BER)
The building is available on new flexible lease terms.	Exempt
Quoting Rent:	Rates:
€185,000 pa to include 7 car spaces.	Tbc
Description:	
<p>29 Merrion Square is available on new flexible lease terms and comprises a 4 storey over basement, mid terrace Georgian property of approximately 443 sq m (4,768 sq ft) NIA with prominent profile on the northern terrace overlooking the historic Merrion Square gardens. The building presents in excellent condition and has been recently restored to a high standard whilst maintaining many of its original Georgian features including beautifully detailed cornicing and plasterwork, original fireplaces, sash windows and joinery.</p>	<p>A bright and inviting entrance hall leads to 2no. large rooms of grand proportions on both the ground and first floors with various open plan and smaller-sized rooms across the basement and upper floors. There are excellent on-site tenant amenities including new showers and WCs. The property is vacant and ready for immediate occupation and parking is available in the secure rear car park.</p>

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FOR FURTHER INFORMATION CONTACT;



Paul Scannell

Director

T +353 1 77 50 527

E pscannell@hwbc.ie

PSRA Licence No. 002098-002671



**80 Harcourt St.
Dublin 2, F02 F449
Ireland.**

T 353 1 77 50 500
E info@hwbc.ie
W www.hwbc.ie