

14

MERRION SQUARE NORTH

COMPLETE REFURBISHMENT
PRESTIGIOUS GEORGIAN OFFICES IN THE HEART
OF DUBLIN'S CENTRAL BUSINESS DISTRICT



BER Exempt

14

MERRION SQUARE NORTH

A HIGHLY DESIRABLE
LOCATION IN THE HEART
OF DUBLIN'S CENTRAL
BUSINESS DISTRICT



LOCATION

Number 14 Merrion Square is located on the north side of the highly sought after Merrion Square. Located in the heart of the Central Business District (CBD), Merrion Square is one of the most prestigious Georgian squares in Dublin.

The immediate area is well serviced with numerous Dublin Bus routes, LUAS, DART and Dublin Bikes all within a short walk. The immediate area is largely

occupied by office accommodation. Occupiers in the area include; Dáil Eireann, Irish Red Cross, Royal Institute of Architects of Ireland, Brightwater, Scott Tallon Walker and The Production People. Dail Eireann is also located less than 400m away.

There are an abundance of cafes, restaurants, bars and hotels in the immediate area and Grafton Street is also within 1km.



TRANSPORT LINKS



DART
Pearse Station 450m away



DUBLIN BUS
numerous routes stop
outside the building



LUAS
Dawson Street 750m away



DUBLIN BIKES
Merrion Square East 280m away

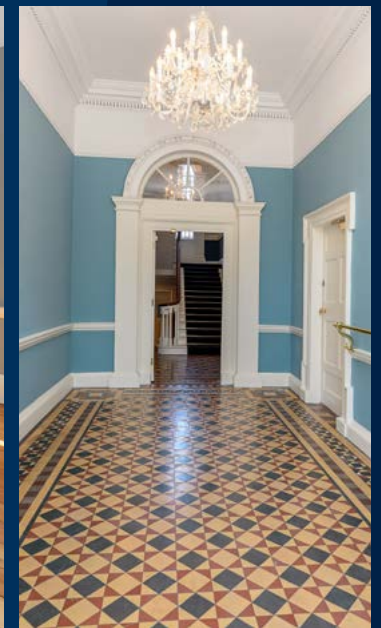
EXCELLENT TRANSPORT
LINKS TO THE GREATER
DUBLIN AREA AND BEYOND



DESCRIPTION

Number 14 Merrion Square is a five storey over basement mid-terrace Georgian property. The building has recently undergone a complete refurbishment, retaining and restoring many original Georgian features while also catering for today's modern office occupier.

A three bedroom apartment which extends to 172.9 sq. m (1,861 sq. ft.) across the 3rd and 4th floors, with private roof terrace, is available for corporate let.



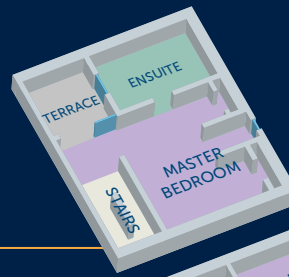
ACCOMMODATION

Floor	Sq. M	Sq. Ft
OFFICE		
Lower Ground Floor	133.5	1,437
Ground - RESERVED	102.48	1,103
First - LET	96.69	1,040
Second - LET	84.45	909
Total	417.12	4,490
RESIDENTIAL		
Third	123.13	1,325
Fourth	49.77	535
Total	172.9	1,860
Total	590.02	6,350

SPECIFICATION

- ▶ Cat 6 Cabling throughout
- ▶ Floor boxes wired for power
- ▶ Restored, original wood flooring throughout office areas
- ▶ Communal, fully equipped kitchen and break out area
- ▶ Tea stations located on every floor
- ▶ Communal summer garden and terrace area
- ▶ Secure bike storage

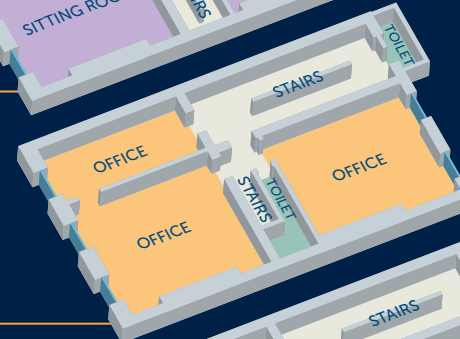
FOURTH FLOOR



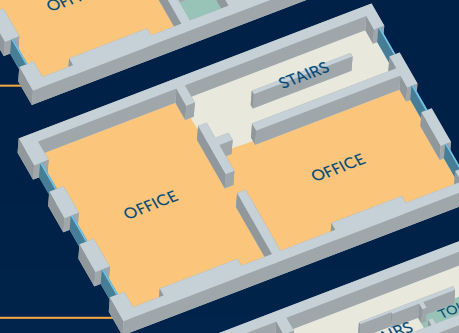
THIRD FLOOR



LET SECOND FLOOR



LET FIRST FLOOR



RESERVED GROUND FLOOR



LOWER GROUND FLOOR



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MERRION SQUARE NORTH

VIEWING

By appointment only with the
sole letting agent



Tel: +353 1 6477900
www.bannon.ie

Hambleden House, 19/26 Pembroke Street Lower,
Dublin 2, Ireland.

LUCY CONNOLLY

+353 (1) 6477900
lconnolly@bannon.ie
PSRA: 001830-005123

REBECCA JONES

+353 (1) 6477900
rjones@bannon.ie
PSRA: 001830-006056

BER Exempt

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