

GEORGIAN OFFICE BUILDING TO LET

67/68

FITZWILLIAM SQUARE
DUBLIN 2



SUPERB DOUBLE GEORGIAN OFFICE BUILDING
759 SQ.M (8,170 SQ.FT)
LIFT
5 CAR PARKING SPACES





Location

No.'s 67 & 68 Fitzwilliam Square are situated in the premier location within Georgian Dublin and is in the heart of the CBD, close to Government Buildings and within a short walking distance of Merrion Square, St. Stephens Green and Grafton Street.

The buildings are superbly situated on the northern side of Fitzwilliam Square which is renowned for its prestigious Georgian architecture and offers a tranquil setting with easy access to key business and commercial hubs, along with having access to the private gardens on Fitzwilliam Square.

The location of this property offers occupiers the opportunity to position their business in an area that provides unrivalled amenities for employees and clients alike with an excellent range of cafés, restaurants, gyms and hotels including The Merrion Hotel and The Shelbourne Hotel. The property benefits from excellent public transport connectivity with its close proximity to both the Luas Green Line at St. Stephens Green and easy access to Pearse Street DART Station, numerous Dublin Bus routes serving the area and a number of Dublin Bike stations located nearby.

Key office occupiers in the immediate area include ESB, LinkedIn's European Headquarters and Arthur Cox Solicitors.

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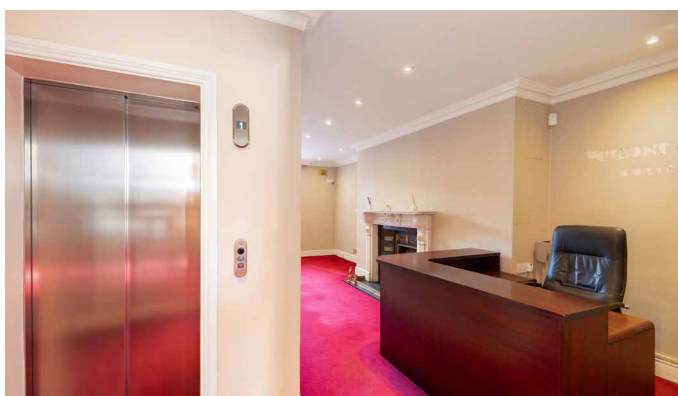
FITZWILLIAM SQUARE
DUBLIN 2

Description

67/68 Fitzwilliam Square offers two adjoining 4-storeys over basement Georgian buildings, extending to approximately 759 sq.m (8,170 sq.ft). The accommodation is presented in excellent condition throughout and benefits from many fine period features offering a blend of historic charm and modern functionality. These superb buildings are interconnected at first floor and third floor levels. No 67 benefits from a passenger lift servicing all floors.

To the rear, a mews building, extending to approximately 28 sq.m (300 sq.ft), provides additional storage space on the first floor while the ground floor serves as a vehicular entrance to a secure car park for up to 5 cars. Rear access is provided from Pembroke Lane.

Internally the accommodation is laid out to provide a mix of large open-plan offices, executive offices and meeting rooms together with staff facilities with the kitchen and breakout room located at ground floor return level of No. 68 and basement level of No. 67.



Accommodation

Approx.Net Internal Floor Areas

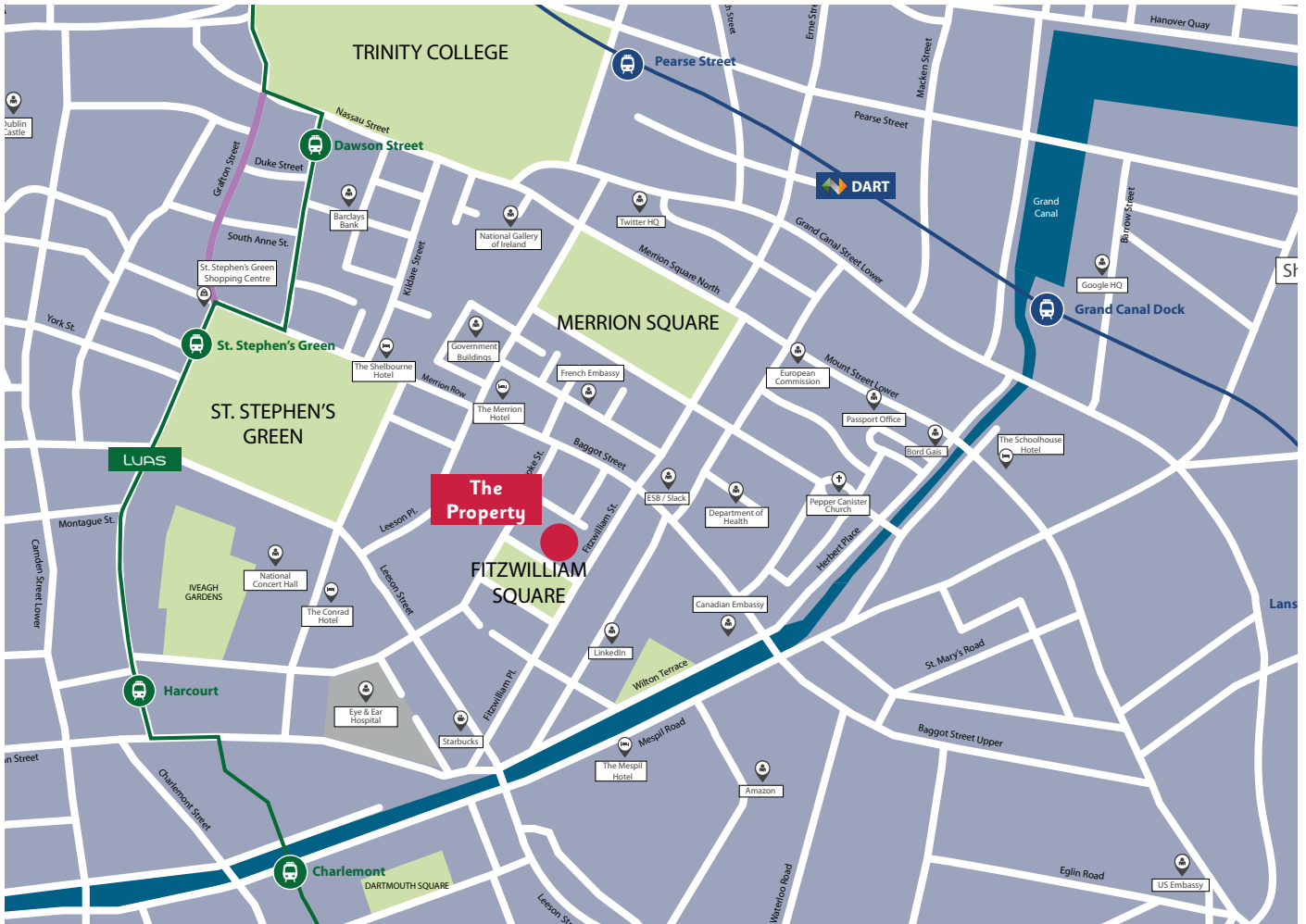
Floor	No. 67		No. 68		Mews	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Hall Floor	49.2	530	79.0	850	28.0	300
First Floor	93.1	1,000	99.6	1,070		
Second Floor	60.5	650	61.8	665		
Third Floor	65.9	710	67.9	730		
Basement	71.3	770	82.8	890		
Total	340.0	3,660	391.1	4,205		
Overall Total Area	759.0	8,170				
Car Parking Spaces: 5						



Features

- Two adjoining Georgian office buildings
- Passenger lift in No. 67 servicing all floors
- 5 car parking spaces
- Superb Georgian features
- Flexible office layouts
- Prime City Centre location





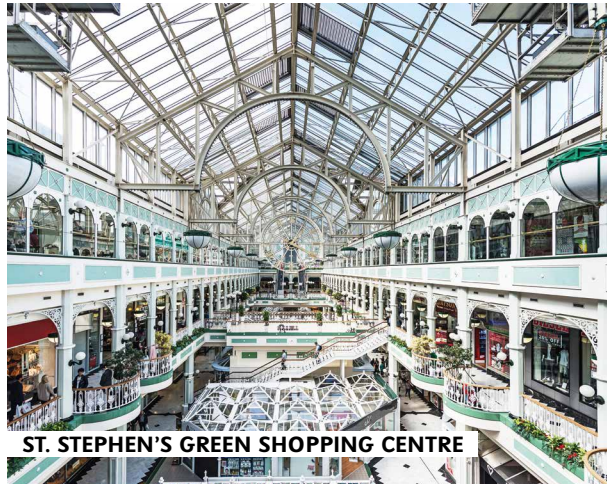
ST. STEPHEN'S GREEN LUAS



GOVERNMENT BUILDINGS



THE GRAND CANAL



ST. STEPHEN'S GREEN SHOPPING CENTRE

67/68

FITZWILLIAM SQUARE DUBLIN 2



Lease Terms:

New lease term available.

Car Parking:

5 car parking spaces.

Rent:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton

BER:

Exempt. (Protected Structure)

Contact:

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