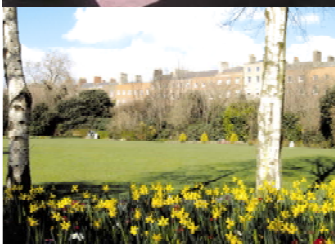


TO LET

25 Merrion Square



**APPROX. 139 SQ.M.
WITH 3 CAR PARKING SPACES**

- ☛ Located in the heart of Dublin's premier Business District
- ☛ Close to 2 Dart Stations, and the LUAS on St. Stephen's Green
- ☛ Fully fitted and available immediately



**HOOKE & MACDONALD
COMMERCIAL**

01 6318 403

Dublin's Premier Business District



Location

No. 25 Merrion Square is located on Merrion Square North, close to the Government Buildings, between Holles Street Hospital and the Mont Clare Hotel. This superb location is one of Dublin's most prestigious office addresses, and is close to all the business and social amenities of the city centre with St. Stephen's Green and Grafton Street only a short stroll away.

The property is located within a 10 minute walk of the LUAS at St. Stephen's Green and 2 DART Stations at Pearse Street and Grand Canal Dock. It is also served by several bus routes, providing superb public transport service. Other occupiers in the area include Irish Chamber of Commerce, ESB and the National Gallery.

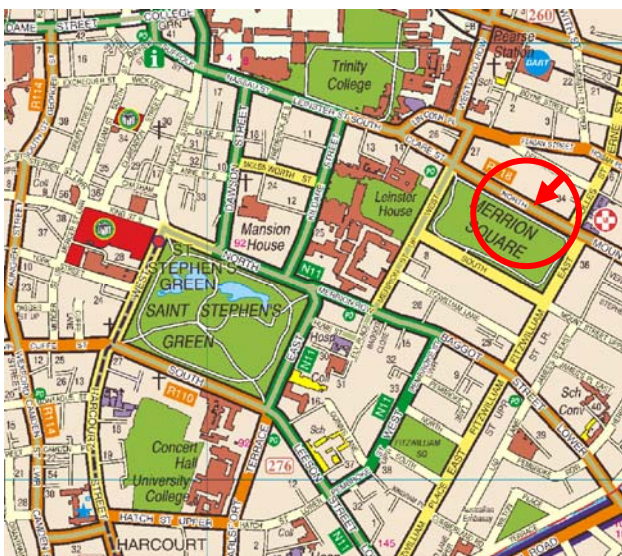
Description

The office suite forms part of a 5 storey over basement Georgian building. It is located on the first floor and is accessed from a shared entrance lobby off Merrion Square. The accommodation has just been fully renovated and provides approximately 139 sq.m. (1,496 sq.ft.) net internal area.

The office is in excellent decorative order and ready for immediate occupation. Internally, the accommodation provides 2 large interconnecting rooms on the first floor and 3 cellular offices on the first floor, along with tea-station and WC facilities. The recently completed renovation includes perimeter trunking and floor boxes incorporating new power and CAT6 data connections. The office suite also has the benefit of 3 car parking spaces to the rear, accessed off Denzille Lane.

Terms

The property is available to let on flexible lease terms and we are quoting a rent of €45,000 per annum.



Viewing

For further information or to arrange a viewing please contact Gavin Hanlon or Enda Moore at Hooke & MacDonald Commercial Tel 6318403



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