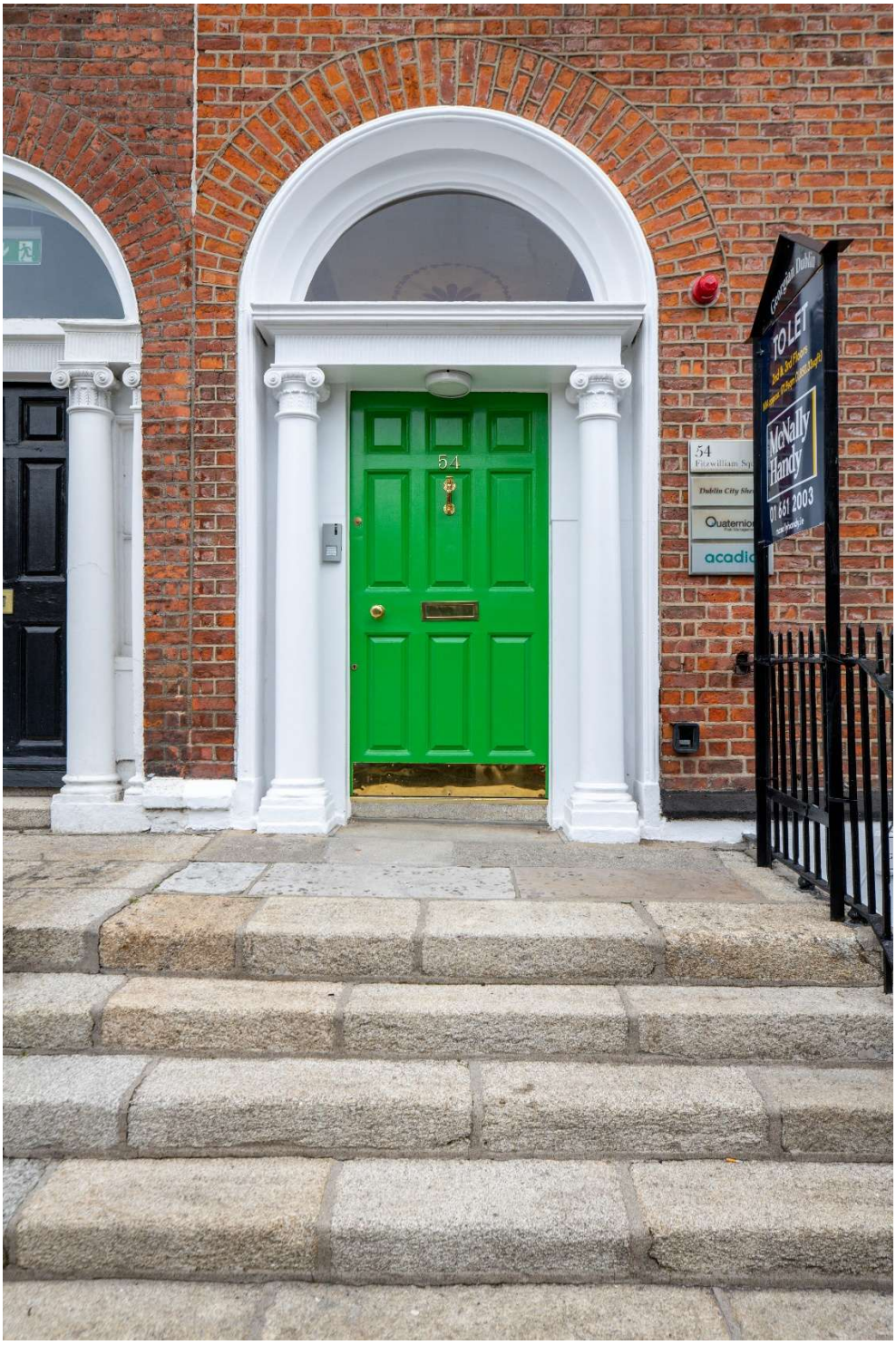
TO LET
2nd & 3rd Floor
54 Fitzwilliam Square
Dublin 2



- High profile location
- Approx. 172sqm (1,851.40sqft)

SCSI
RICS
Directors: James Dunphy MSc BSc Dip (Arb Law) MSCSI, MRICS. Company Secretary: Rhona King.
McNally Handy & Partners Limited Registered in Dublin No.110145 | Registered Office: 3 Pembroke Street Lower, Dublin 2. | PSRA licence No: 002226

Description
54 Fitzwilliam Square comprises a distinguished four-storey over basement mid-terrace Georgian building overlooking Fitzwilliam Square. The available accommodation extends to 171.9 sqm (1,850.33sqft) laid out over the second and third floors.

The accommodation is predominately open plan, with a generous bright room to the rear and two well-proportioned offices to the front at the second-floor level. A distinctive spiral staircase leads to the third floor, where two large offices can be found which are bright and spacious whilst enjoying impressive views over Fitzwilliam Square.

Presented in excellent condition throughout, the accommodation retains a number of attractive period features while incorporating modern office specifications. The various original features, including ornate coving and decorative ceiling roses, sit alongside contemporary office amenities such as carpeted flooring, CAT 5 cabling and gas-fired central heating. Kitchen and WC facilities are conveniently located within the return which complete the accommodation. 54 Fitzwilliam Square provides an exceptional city centre location with a distinctive sense of character and place.



Location
54 Fitzwilliam Square is an impressive Georgian office occupying a prominent position on the north side of one of Dublin's most prestigious business addresses. Set within the heart of Dublin's Central Business District, the location offers an exceptional blend of period character, architectural elegance and unrivalled city-centre convenience. Fitzwilliam Square is known as one of Dublin's premier office locations, renowned for its Georgian properties and notable mix of professional occupiers.

The location is exceptionally well connected, with Lower Baggot Street and Leeson Street both within easy reach. St Stephen's Green and Merrion Square are also just a short walk away, placing an array of cafés, restaurants, hotels and amenities on the doorstep.

Connectivity is second to none with the DART at Westland Row, Luas Green Line at St Stephen's Green and Charlemont, together with a range of Dublin Bus services, providing seamless access across the city and beyond. Combining classic Georgian appeal with a truly prime Dublin address, 54 Fitzwilliam Square offers an outstanding setting for occupiers seeking a prestigious and well-connected city-centre headquarters.



Quoting Rent	€60,000 per annum
Service Charge	€12,431.35
Excludes VAT (includes heating)	
Rates	€5,563.25
Building Insurance	€2,236.02

Viewing
By appointment only through sole agents McNally Handy & Partners

BER Details
BER: EXEMPT

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PSRA Licence Number:
002226

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm.