PRIME GEORGIAN OFFICE BUILDING

# 59 Merrion Square

*Dublin 2*

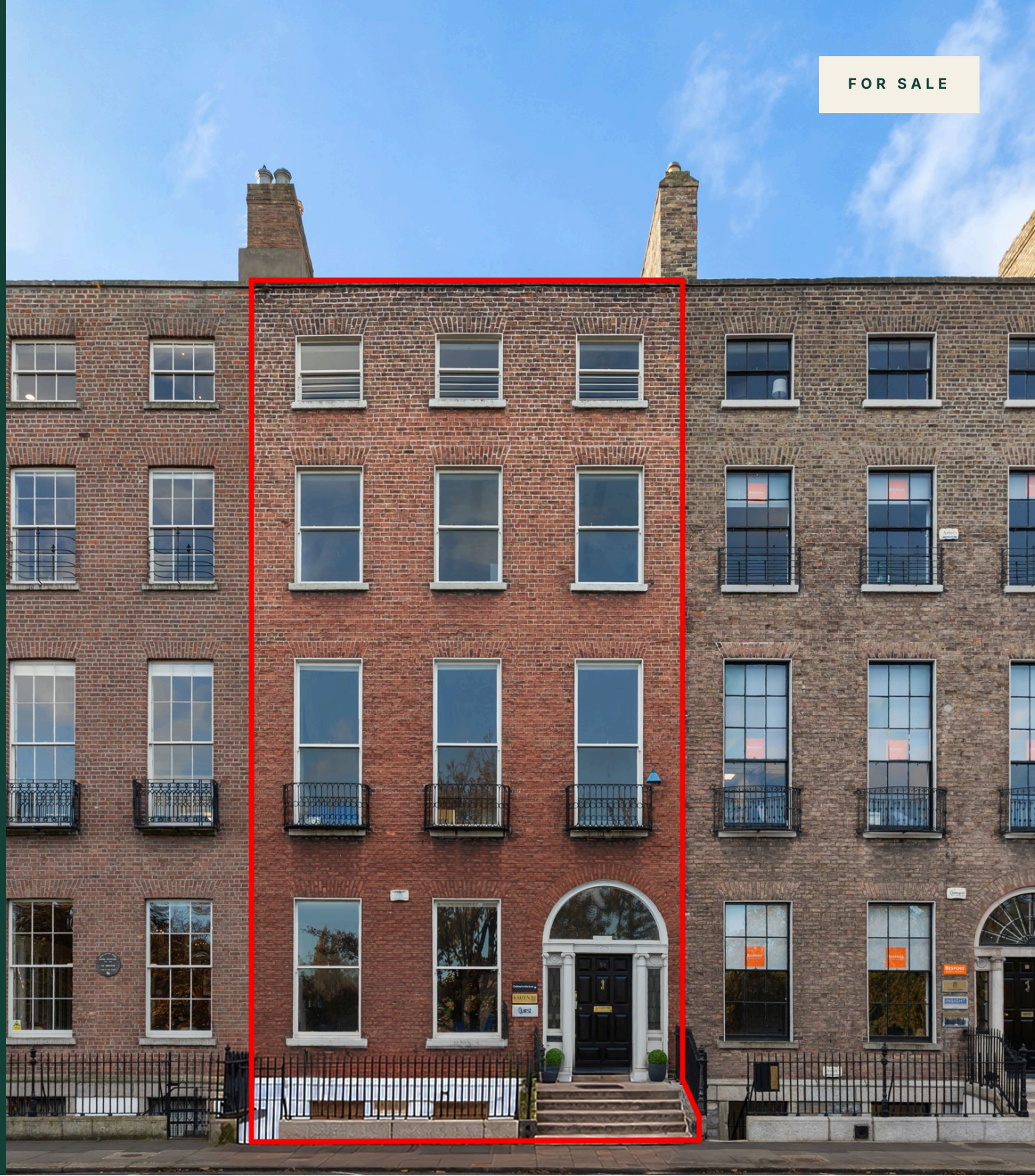
A distinguished red-brick Georgian building overlooking Merrion Square Park, with rare private parking for 13 cars.

**6,055 sq ft**
562.5 SQ M

**13**
CAR SPACES

**4 + Basement**
FLOORS & RETURN

**Park Views**
MERRION SQUARE






THE PROPERTY

# A landmark address on *Merrion Square*

59 Merrion Square is an elegant Georgian office building in a prominent position overlooking Merrion Square Park, at the heart of Dublin's Central Business District. Behind its distinguished red-brick façade, the property keeps many of its original period features, pairing architectural character with modern office functionality.

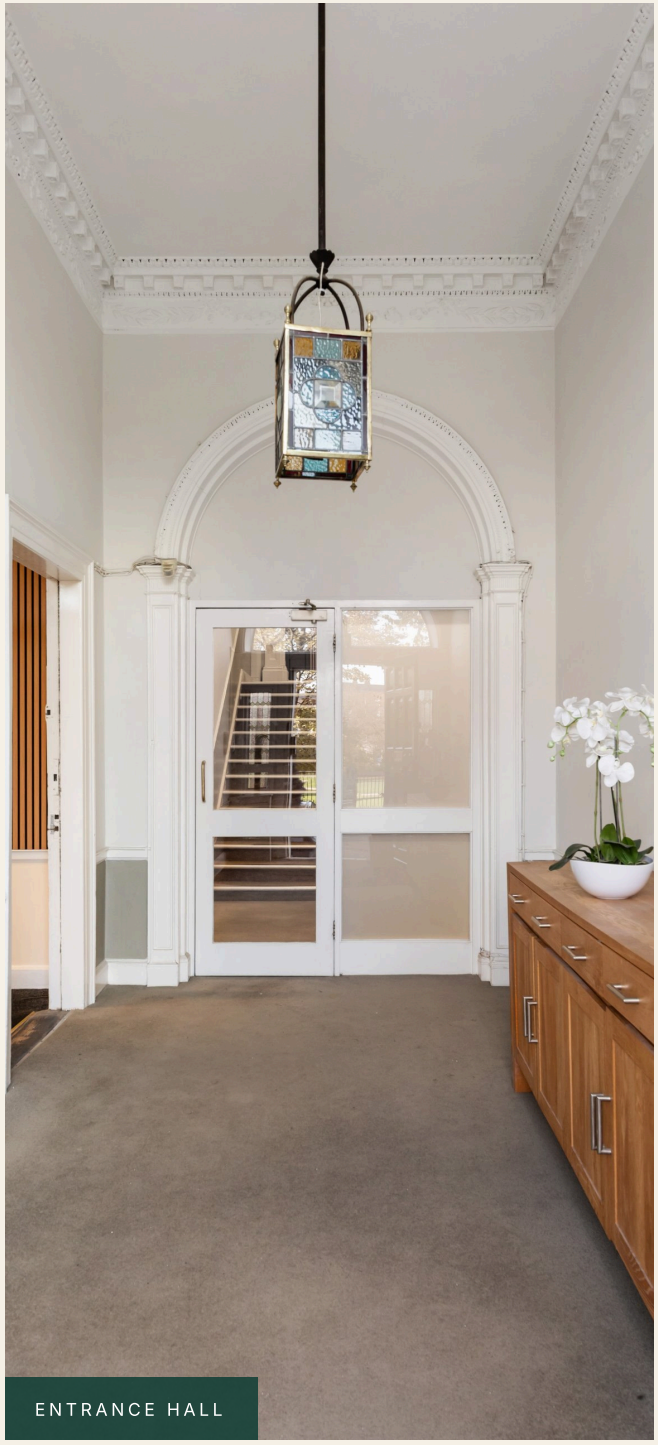
The accommodation extends to 6,055 sq ft, arranged in classic Georgian style as four floors over basement with an extensive return. It provides bright, efficient office space with excellent natural light, generous floor-to-ceiling heights and attractive views across the Square.

Sash windows, decorative cornicing, feature fireplaces and a grand staircase add to the building's unique appeal and create a prestigious corporate environment.

## KEY HIGHLIGHTS

- Prime Merrion Square South address overlooking the park
- 6,055 sq ft over four floors, basement and return
- Secure rear car park with 13 spaces, accessed from Fitzwilliam Lane
- Original period features throughout, including grand staircase and cornicing
- Substantial site to the rear with frontage to Fitzwilliam Lane, offering mews development potential*
- Suits owner-occupiers and investors alike

*Subject to Planning Permission



ENTRANCE HALL



GROUND FLOOR OFFICE



RECEPTION

ORIGINAL FEATURES

## Character throughout

Sash windows, decorative cornicing and feature fireplaces sit alongside bright, practical office space.

INTERIORS

# Light-filled, *flexible* floors

Each level benefits from tall sash windows, generous ceiling heights and views across Merrion Square, while the basement and return provide additional flexible space.



FIRST FLOOR — VIEWS OVER MERRION SQUARE



CLIENT LOUNGE



BASEMENT




SITE BOUNDARY EXTENDING TO FITZWILLIAM LANE (FOR IDENTIFICATION ONLY)

PARKING

# 13

SECURE CAR PARKING SPACES

A notable feature is the secure rear car park, accessed from Fitzwilliam Lane, providing 13 spaces. Parking on this scale is uncommon within Dublin's Georgian core and adds significantly to the building's occupational appeal.

## ACCOMMODATION

| | |
|---|---|
| Third Floor | **Office** |
| Second Floor | **Office** |
| First Floor | **Office** |
| Ground Floor & Return | **Office** |
| Basement | **Office** |
| **Total (NIA)** | **6,055 sq ft · 562.5 sq m** |

Areas are net internal area (NIA). Intending purchasers should satisfy themselves as to the accuracy of floor areas.




MERRION SQUARE SOUTH, DUBLIN 2

LOCATION

# The heart of *Georgian Dublin*

The property is on Merrion Square South, approximately 60 metres east of the junction with Fitzwilliam Street Lower, with its boundary extending south to Fitzwilliam Lane.

Positioned between the CBD and the South Docklands, it offers immediate access to Dublin's key commercial and cultural landmarks, with an excellent selection of cafés, restaurants, hotels and fitness facilities all within a short walk.

## TRANSPORT

| | |
|---|---|
| Pearse Street DART | Rail |
| Luas Green Line | Tram |
| Dublin Bus | Multiple routes |
| Dublin Airport | via Port Tunnel |
| Dublin Bikes | On the doorstep |

The DART provides direct rail connections across the wider Dublin region, while the Luas Green Line links St. Stephen's Green, Charlemont and Sandyford.

## AMENITIES

| | |
|---|---|
| Merrion Square Park | Park |
| National Gallery of Ireland | Culture |
| Government Buildings | Civic |
| Trinity College Dublin | Education |
| St. Stephen's Green | Park |
| The Merrion Hotel | Hotel |
| The Shelbourne Hotel | Hotel |

FURTHER INFORMATION

# Viewing strictly by *appointment*


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DATA ROOM

Full legal, title and technical information is available to registered parties via the online data room at **sites.knightfrank.com/59MerrionSquare**


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