St. Stephen’s Green
Dublin 2
100 St. Stephen’s Green is located on the south side of the Green which is the ultimate location in Dublin and is at the centre of Dublin’s commercial, administrative and cultural headquarters.
100 St. Stephen’s Green is the ultimate corporate address. St. Stephen’s Green is Dublin’s premier address at the very heart of the city centre surrounded by the best of hotels, restaurants, offices, bars and theatres. The five-star Shelbourne and Merrion Hotels are located close-by and Grafton Street, one of Dublin’s principal shopping streets is within 150m.

100 which overlooks St. Stephen’s Green is also close to the oasis that is The Iveagh Gardens to the rear. “The Green” is the chosen location for a number of European Headquarters as well as the location for several Government Departments and the Royal College of Surgeons.

The area’s character, history, first class amenities and transport links make it Dublin’s No. 1 corporate location and what better address could you get than 100 St. Stephen’s Green.
St. Stephen’s Green

Created in 1670 St. Stephen’s Green is the oldest and largest of Dublin’s City Georgian Squares consisting of 22 acres (8.9 ha) of landscaped gardens and walkways. The Green was enclosed by a wall in 1664 and access to the Green was restricted to local residents until 1877 when Parliament passed an Act to open it to the public.

Sir Arthur Guinness, a member of the Guinness brewing family was a driving force behind the opening of the Green to the public and paid for the laying of the Green in its current form.

St. Stephen’s Green retains many of the features created in 1889 including the large pond (which is fed from the Grand Canal at Portabello), a bandstand, Gardeners Cottage, the Fusiliers Arch at the corner of the park opposite Grafton Street and the St. Stephen’s Green Cottage, the Fusiliers Arch at the corner of the park opposite Grafton Street and the St. Stephen’s Green kiosk, opposite The Shelbourne Hotel.

Transport

The area is well served by public transport with the Luas Green Line terminal at St. Stephen’s Green which connects the city centre with the south suburbs. The Luas is currently undergoing a programme of upgrades which will link the Green Line with the Red Line, which serves the west of the city and a new cross link to Broadstone in the north of the city.

The DART (Dublin Area Rapid Transport) and main line train services are located within ten minutes’ walk with numerous cross-city bus routes operating from St. Stephen’s Green.
**Description**

100 St. Stephen’s Green is undergoing a complete refurbishment and upgrade to bring it up to the same exacting standards that were recently completed on the adjoining No’s 97, 98 and 99 St. Stephen’s Green. This four-storey over basement Georgian office building, overlooking St. Stephen’s Green, provides a total of 328.5 sq.m. (3,536 sq.ft.) of office accommodation which is beautifully presented throughout and also includes a basement one bedroom apartment.

The property is being decorated under the guidance of an interior designer that will emphasise the elegance and style of this magnificent building. Services are being replaced throughout with Cat 6 cabling and power wiring to the floor boxes, gas fired central heating, showers and kitchen.

**Accommodation**

Approx. net internal floor area of offices and gross floor area of apartment:

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq. m.</th>
<th>Sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hall Floor</td>
<td>53.8</td>
<td>579</td>
</tr>
<tr>
<td>First Floor</td>
<td>64.0</td>
<td>689</td>
</tr>
<tr>
<td>Second Floor</td>
<td>63.9</td>
<td>688</td>
</tr>
<tr>
<td>Third Floor</td>
<td>64.3</td>
<td>692</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>246.0</td>
<td>2,648</td>
</tr>
<tr>
<td>Basement (Apartment)</td>
<td>82.5</td>
<td>888</td>
</tr>
<tr>
<td>Total</td>
<td>328.5</td>
<td>3,536</td>
</tr>
</tbody>
</table>

**Specification**

100 St. Stephen’s Green is currently undergoing major refurbishment which when completed in February/March 2017 will offer:

- Ideal Headquarter Building
- Fully refurbished offices
- Cat 6 computer cabling
- Decorative scheme by Interior Designer
- High-quality carpeting
- Fire and intruder alarm systems
- Fitted kitchen and shower facilities
A Development by

Lease Terms
On Application.

Viewing
By appointment with
Sole Agents,
Finnegan Menton.

Further Information

Letting Agents

Contact
Nicholas Corson or David Rowe
+353 (0) 1 614 7900
17 Merrion Row,
Dublin 2,
Ireland.
www.finneganmenton.ie
Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are, give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to Contract / Contract Denied. PSR Licence No. 001954.