Knight Frank

For Sale



24 Holles Street

Dublin 2, D02 V668

Own your Headquarters in Dublin 2: An opportunity to secure a prestigious own-door headquarters moments from Merrion Square

- Vacant Possession
- Modern Offices
- 2 Secure Car Spaces
- Long Leasehold Title
- Excellent Transport Links
- Number of Meeting rooms & Individual Offices

2,251 sq ft

(209.12 sq m)

Tel: +353 1 634 2466

Website: knightfrank.ie

24 Holles Street, Dublin 2, D02 V668

Summary

Available Size	2,251 sq ft
Price	Offers from €950,000 For Sale by Private Treaty
Rates Payable	€7,603.59 per annum Approx
BER Rating	D2

Description

24 Holles Street is a high-profile modern office building behind an attractive neo-Georgian façade. The property extends to approximately 2,251 sq. ft. (209.12 sq. m.) NIA, with accommodation arranged from basement to third floor level. The building is laid out as a modern office incorporating private offices, meeting rooms and kitchenette facilities.

The offices benefit from quality finishes throughout, including a mix of suspended metal tile and plastered and painted ceilings incorporating recessed spot lighting, together with internally partitioned office accommodation.

Floor Areas:
Basement - 561 Sq. Ft. (52.12 Sq. M.)
Ground- 449 Sq. Ft. (41.71 Sq. M.)
1st - 543 Sq. Ft. (50.45 Sq. M.)
2nd - 560 Sq. Ft. (52.03 Sq. M.)
3rd - 138 Sq. Ft. (12.82 Sq. M.)
Total - 2,251 Sq. Ft. (209.13 Sq. M.)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,251	209.12	Available
Total	**2,251**	**209.12**	

Location

The surrounding area benefits from excellent public transport connectivity. Pearse Street DART Station is approximately a 7-minute walk away, while Dawson Street Luas Stop is accessible within a 12-minute walk. Numerous Dublin Bus routes service the locality, and the Dublin Bikes scheme can be accessed directly at Merrion Square, offering convenient and sustainable travel options throughout the city.

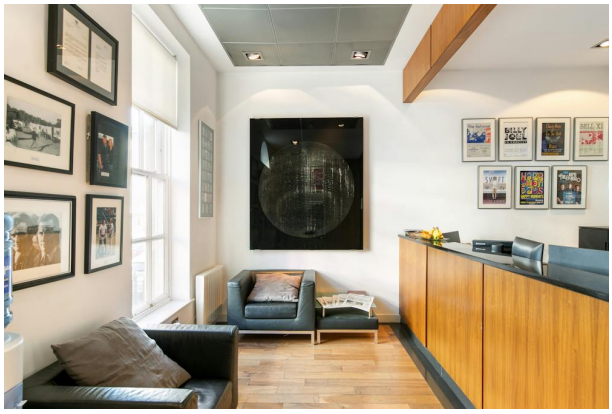
Occupiers benefit from an exceptional range of nearby amenities including cafés, restaurants, retail outlets and bars, all within walking distance. The immediate vicinity is home to prominent institutions and occupiers including Government Buildings, the National Gallery of Ireland, The National Maternity Hospital and the Society of Chartered Surveyors Ireland, alongside leading organisations such as Twitter, DHL, KBC Bank Ireland, Henry J Lyons, Google and Fidelity International.

Nearby Merrion Square offers an attractive Georgian parkland setting with landscaped gardens, weekly lunchtime markets and a year-round programme of arts and cultural events.

Specifications

- Modern LED lighting







Viewing & Further Information



Jack Scales
01 634 2466 | 086 107 2664
jack.scales@ie.knightfrank.com



Tom Fahy
01 634 2466 | 087 393 7322
tom.fahy@ie.knightfrank.com

- Mix of suspended metal ceilings and plastered & painted ceilings
- Glazed and stud partitioning
- Individual offices and meeting rooms
- Large boardroom
- Rear access providing two car parking spaces
- Separate own-door access at basement level onto the street

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/10/2026