

TO LET



Block B, Merrion Centre, Merrion Road, Dublin 4

17,427 sq ft (1,619 m²)

34 Basement car parking spaces

Prominent own door office accommodation

Excellent amenities & facilities close by



01 6731600

jll.ie

JLL

Simon McEvoy
simon.mcevoy@eu.jll.com
Neill Mc Nicholas
neill.mcnicholas@eu.jll.com
www.jll.ie



01-638 2700

Lisney

James Nugent
jnugent@lisney.com
Regina King
rking@lisney.com
www.lisney.com

Location

Block B, The Merrion Centre is located in the much sought after business address of Dublin 4. Transport links to and from the Merrion Centre are ideal, consisting of a wide array of bus routes servicing the city centre and suburbs, as well as the Sydney Parade DART Station which is within a 3 minute walk. The airport is only a 30 minute drive and the N11 is also within easy reach.

Description

The accommodation comprises a mix of open plan, meeting rooms, boardroom and canteen. The specification throughout includes raised access floors, suspended ceilings with lighting and ladies and gents toilets on each level. The space further benefits from its own private access and reception, along with stunning sea views from the top floors. Block B can be let to one occupier or to multiple tenants on a floor by floor basis.

Accommodation Schedule

The net internal area is as follows:

| Floor | M ² | SqFt |
|----------------|---------------------|--------|
| Main reception | 33 | 360 |
| 1st | 396 | 4,266 |
| 2nd | 396 | 4,266 |
| 3rd | 397 | 4,273 |
| 4th | 396 | 4,263 |
| Total | 1,619 | 17,427 |
| Car Parking | 34 spaces available | |

All intending purchasers / tenants are specifically advised to verify the floor/site areas and undertake their own due diligence

Building Energy Rating

BER: C3
BER No. 800411456
EPI: 468.45 kWh/m²/yr

Rent

On application.

Terms

Available immediately.

Inspection

Strictly by prior appointment.



JLL

Simon McEvoy
simon.mcevoy@eu.jll.com
Neill Mc Nicholas
neill.mcnicholas@eu.jll.com
www.jll.ie

Lisney

James Nugent
jnugent@lisney.com
Regina King
rking@lisney.com
www.lisney.com



01 6731600

jll.ie

Lisney

01 638 2700

JLL PSP Licence No: 002273

Lisney PSP Licence No: 001848

The particulars and information contained in this brochure are issued by Jones Lang LaSalle/Lisney on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle/Lisney, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.