



## 24 Holles Street

Dublin 2, D02 V668

**2,251 sq ft**  
(209.12 sq m)

- Vacant Possession
- Modern Offices
- 2 Secure Car Spaces
- Neo Georgian Façade
- Excellent Transport Links
- Number of meeting rooms, individual offices,

# 24 Holles Street, Dublin 2, D02 V668

## Summary

<b>Available Size</b>	2,251 sq ft
<b>Price</b>	Price on application
<b>Business Rates</b>	7,603.59 Approx
<b>BER Rating</b>	D2

## Description

24 Holles Street is a high-profile modern office building extending to five storeys 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	561	52.12	Available
Ground	449	41.71	Available
1st	543	50.45	Available
2nd	560	52.03	Available
3rd	138	12.82	Available
<b>Total</b>	<b>2,251</b>	<b>209.13</b>	

## Location

24 Holles Street provides modern office accommodation in a prime city centre setting, ideally positioned between Grand Canal Street Lower and Merrion Square North, within immediate reach of Dublin's vibrant South Docks district and at the heart of the city's established professional and business quarter.

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, Stripe, Henry J Lyons, Meta, 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.



## Viewing & Further Information



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## Specifications

- Modern LED lighting
- 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