

TO LET



TWO

ST. STEPHEN'S GREEN
DUBLIN 2



THE MOST PRESTIGIOUS ADDRESS IN IRELAND

Colliers

Historic Dublin

Previously used by the citizens of Dublin to graze livestock, the Dublin city assembly in 1663 decided that the 27-acre plot of land that is now known as St. Stephen's Green would be marked out as a park with the remaining ground to be let out into 90 building lots with each tenant to plant six sycamore trees in the new park. The houses built around the Green were rapidly replaced by new buildings in the Georgian style and then became a particularly fashionable and desired residential location during the 18th century, owing mainly to the opening of Grafton Street in 1708 and Dawson Street in 1723.

One of the most notable residents of St. Stephen's Green was Sir Arthur Guinness who grew up in Iveagh House (No.80 the present-day home of the Irish Department of Foreign Affairs). In 1877 he offered to buy off the park's debts and return the park for public use. His next objective was to further improve the park and provide an oasis of peace and tranquillity in the city

centre. After three years of construction work, including gated entrances at each corner and a feature three-acre lake, the park re-opened in 1880, once more and to one and all. Sir Arthur achieved his objectives and today the park is visited and explored every day by thousands of Dubliners and overseas visitors alike.

St Stephens Green remains Ireland's largest and most important Georgian Square and is home to many important Irish institutions including the Royal College of Surgeons, Shelbourne Hotel, Catholic University Church, Office of Public Works and the St. Stephen's Green Club. It is also home to leading global corporates including KPMG, Standard Life, Maples Group, Kennedy Wilson, Aercap, Cantor Fitzgerald, Comgest, Royal London and Julies Baer.

It also remains an important gateway to and natural extension of Grafton Street itself.



Exceptional Dublin

Dublin with a vibrant, young and cosmopolitan population is Ireland's capital city and most important retail destination. Approximately 1.9 million people are living in the greater Dublin area accounting for 40% of the population of the state. This is forecast to grow to 2.2 million by 2031.

Now the only English-speaking Eurozone capital, Dublin has been the driver of Ireland's recent record economic growth and is the preferred European HQ location for the vast majority of the world's leading tech companies.

Dublin city centre is really an eco-system made up of a multitude of differing yet complimentary uses, ensuring a unique and vibrant environment. Grafton Street and its environs serve as the city's epicentre and is home to many of Ireland's most important retail, office, cultural, civic, educational and government occupiers and institutions.



1.9 million
Population living in the greater Dublin area (approximate)



40%
of the Population of Ireland



2.2 million
Population forecast by 2031

Grafton Street & environs is Ireland's Premier Retail High Street retail destination and home to over 250 retail brands including:





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No 2 occupies a high-profile location in a busy high footfall retail shopping pitch on the northern side of St. Stephen's Green, a natural extension of Grafton Street, Ireland's premier retail destination. It comprises of a four-storey mid-terraced building. The entire property was formerly utilised as a south city centre retail bank flagship. The ground floor offers a mix of open plan and cellular office accommodation with internal stair and passenger lift connectivity to the upper floors. The upper floors offer a mix of open plan office and ancillary staff accommodation with exceptional unobstructed views over St. Stephen's Green. All floors have fire escape access onto Anne's Lane which is situated to the rear of the property. The property also benefits from loading / delivery access directly onto Anne's Lane.



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There is potential, subject to planning permission, to amalgamate No.2 and No.3 St. Stephen's Green (under same ownership) which would provide an incoming occupier a combined ground floor plate of approximately 620 sq m (6,680 sq ft)



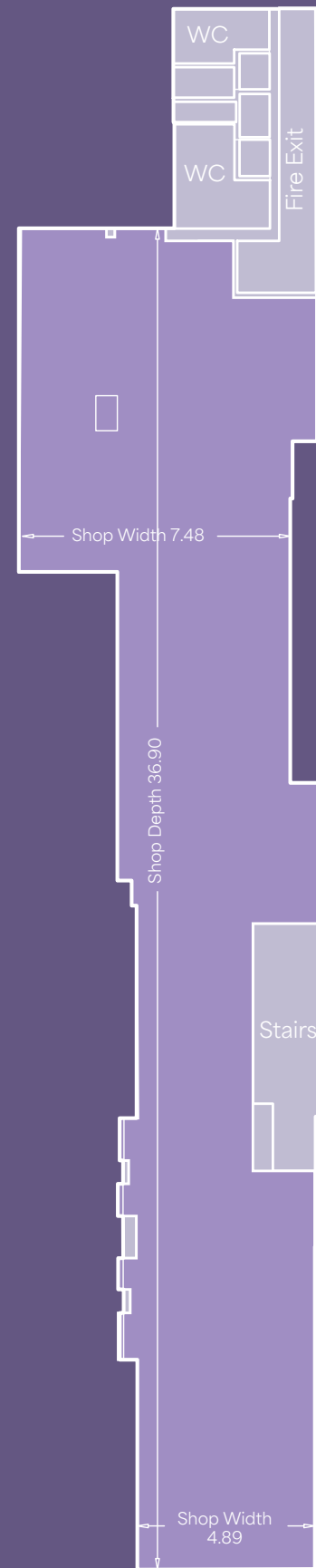
4.89 metres
Shop frontage to
St. Stephen's Green (16.04 feet)





TWO ST. STEPHEN'S GREEN

GROUND FLOOR



ST. STEPHEN'S GREEN

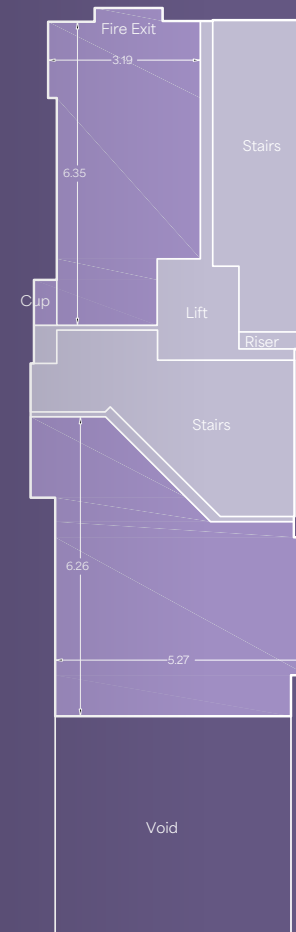
Floor Plans

The property provides the following approximate accommodation

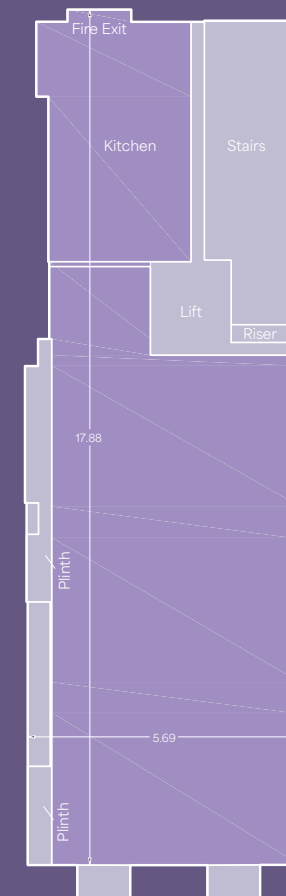
Floor	NIA sq m	NIA sq ft
Ground Retail	205	2,200
First	65.5	705
Second	74.8	805
Third	34.2	368
Total	350.6	3,779
ITZA	57.32	617

All intending lessee's should satisfy themselves as to the accuracy of the above areas and dimensions via on-site measurement.

FIRST FLOOR

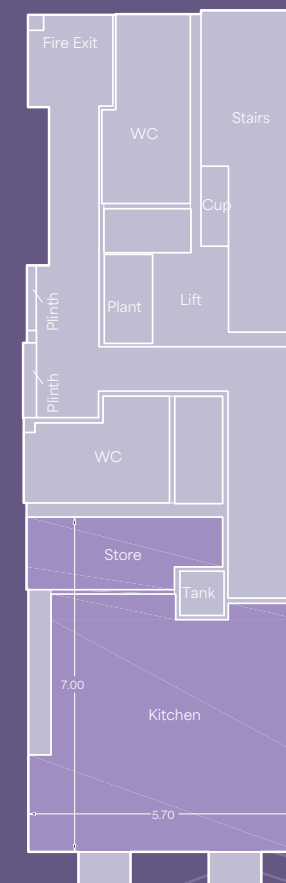


SECOND FLOOR



ST. STEPHEN'S GREEN

THIRD FLOOR



For illustration purposes only.

EXAMPLES OF RECENT INTERNATIONAL RETAIL ARRIVALS

alo yoga

RAINS



lululemon

Subdued



LONGINES

new balance



MONTBLANC

American Vintage



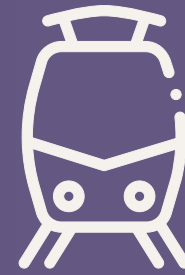
Facts and Figures



25 million
Grafton Street has an
annual footfall



Youngest
Ireland has youngest
population in Europe



**LUAS Cross
City Tram**
carries c.10 million
visitors across Dublin City
annually



**90 retail
brands**
call Grafton Street
home

BROWN THOMAS

Worlds famous
Grafton Street is Ireland's
premium retail destination
and home to the worlds
famous Brown Thomas
department store



**Over
11.3 million**
annual overseas
visitors



**2,500 car
spaces**
within 1km of
Grafton Street



**Fastest
growing**
economy in
Eurozone

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DUBLIN 2

Leasing Information
Available under a new lease

Local Authority Rates
€33,386 for 2026 - (NAV is €122,700 x Dublin City Council Rate in €0.276)

Agent



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PSR 001223

