



MERRION SQUARE
DUBLIN 2



FOR SALE
BY PRIVATE TREATY



A Signature Georgian in a Landmark Setting







For Sale by Private Treaty

AMV: €3,100,000

BER: Exempt |
VAT not applicable

PROPERTY OVERVIEW

An exceptional Georgian townhouse dating from circa 1786, No. 35 Merrion Square occupies a prominent corner position overlooking Dublin's most prestigious garden square. This is the first house on Fitzwilliam Street, the longest continuous stretch of Georgian architecture in Ireland, and a cornerstone of the city's architectural heritage.

- Four storeys over basement extending to approx. 342 sq.m. / 3,681 sq.ft. NIA
- Extensively refurbished in 2019-2020 to an exceptional standard
- Fully let under a new 10-year lease from 2025 at €154,000 per annum
- Let to Prescient Fund Services (Ireland), a regulated UCITS ManCo and AIFM
- Prime south city location with commanding frontage to Merrion Square and Mount Street Lower

This is a rare opportunity to acquire a trophy asset with excellent income, architectural pedigree, and unrivalled location appeal.

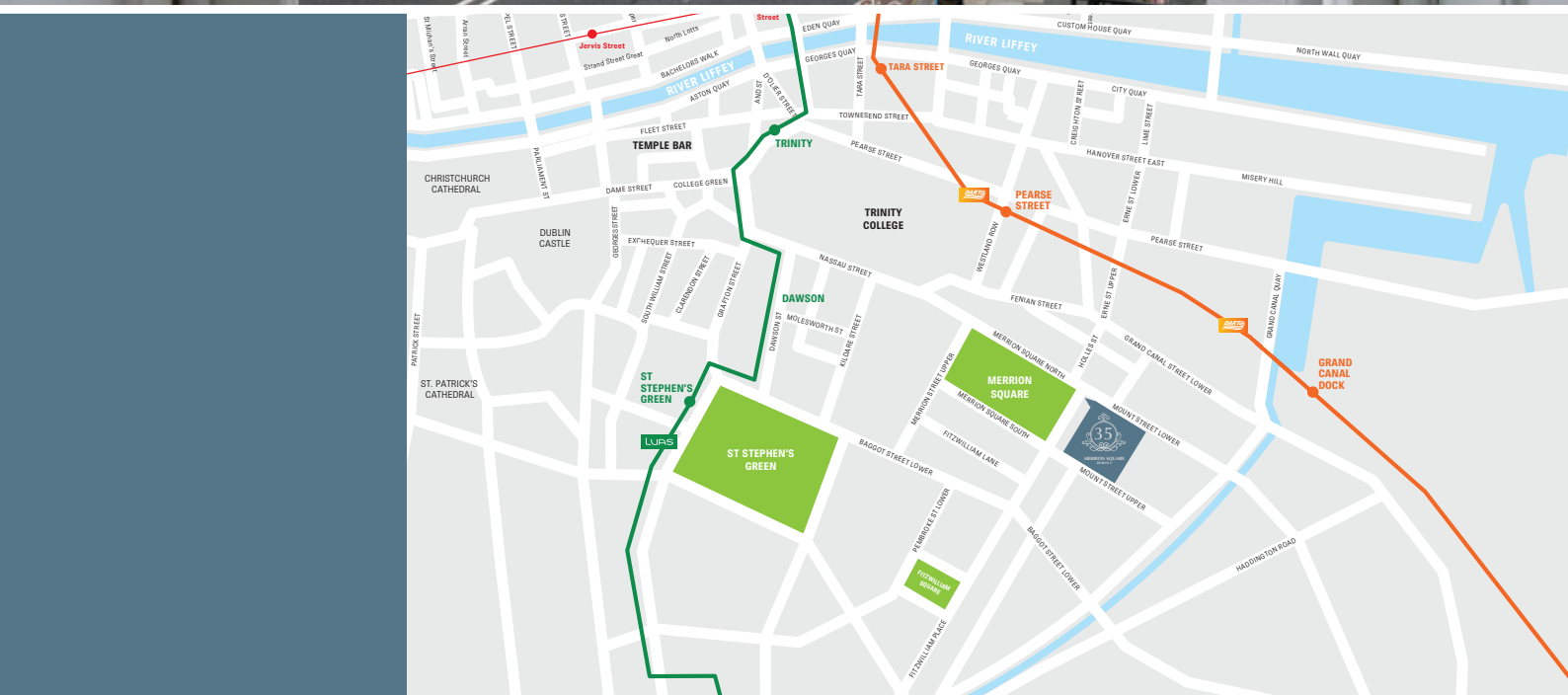


LOCATION HIGHLIGHTS

Situated at the heart of Dublin 2, Merrion Square is synonymous with Georgian elegance, cultural prestige, and commercial importance.

- St. Stephen's Green, Grafton Street & Grand Canal Dock all within walking distance
- Excellent transport links: Luas Green Line, DART at Pearse Street, multiple Dublin Bus routes, and Aircoach
- Close to key institutions: Leinster House, Government Buildings, National Gallery, Trinity College, and IFSC

The square itself features formal gardens, historic sculptures (including Oscar Wilde), and a landscaped public park at its centre.



KEY FEATURES

CATEGORY	DESCRIPTION
Architecture	Elegant four-bay façade, high ceilings, sash windows, ornate cornicing, and original staircase
Interior	Fully refurbished with modern services discreetly integrated–Ideal for low maintenance continued commercial occupation
Tenant Covenant	Prescient Fund Services: international fund administrator with global presence and assets under management > USD 30 billion
Lease Terms	10-year lease from January 2025. Rent review in Year 5. Tenant responsible for internal repairs and service charge
Zoning & Title	Commercial use permitted. Freehold title. No VAT on purchase or rent





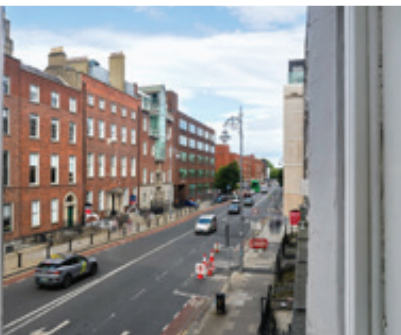
HISTORIC & ARCHITECTURAL SIGNIFICANCE

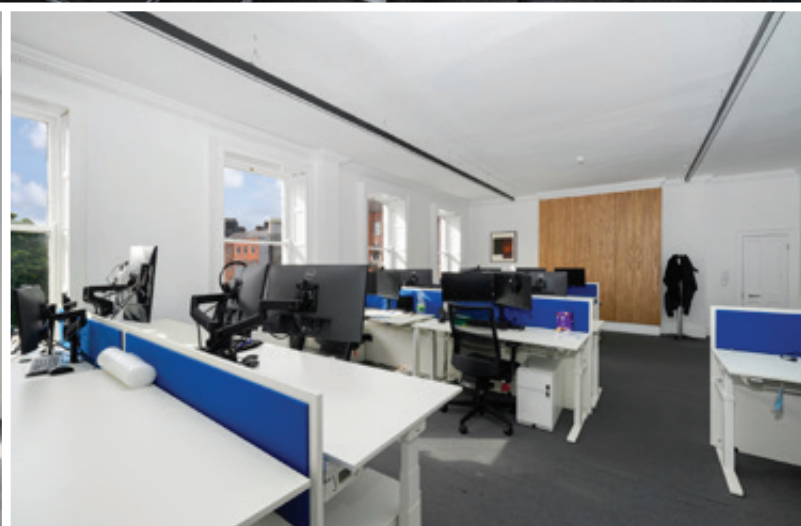
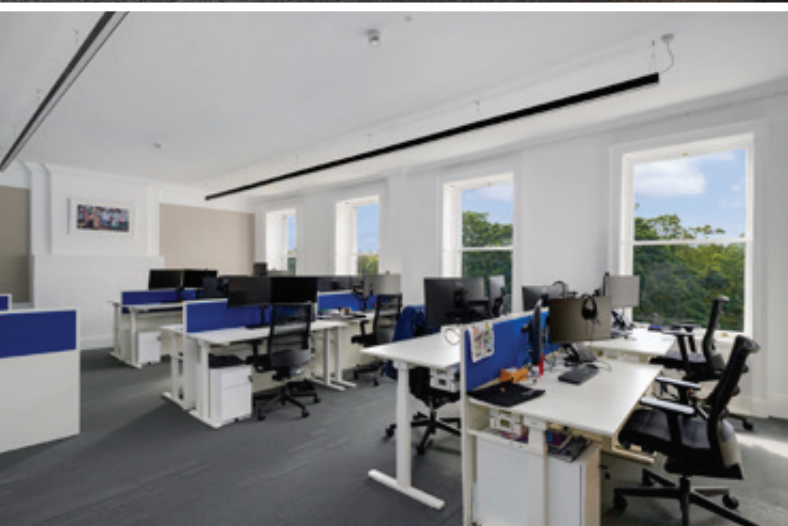
Merrion Square

Developed in the 1760s by the Fitzwilliam estate, Merrion Square became Dublin's most fashionable address. It remains a cultural and architectural jewel, home to embassies, museums, institutions, and professional firms. Oscar Wilde was born at No. 1, while physicist Erwin Schrödinger once lived at No. 65.

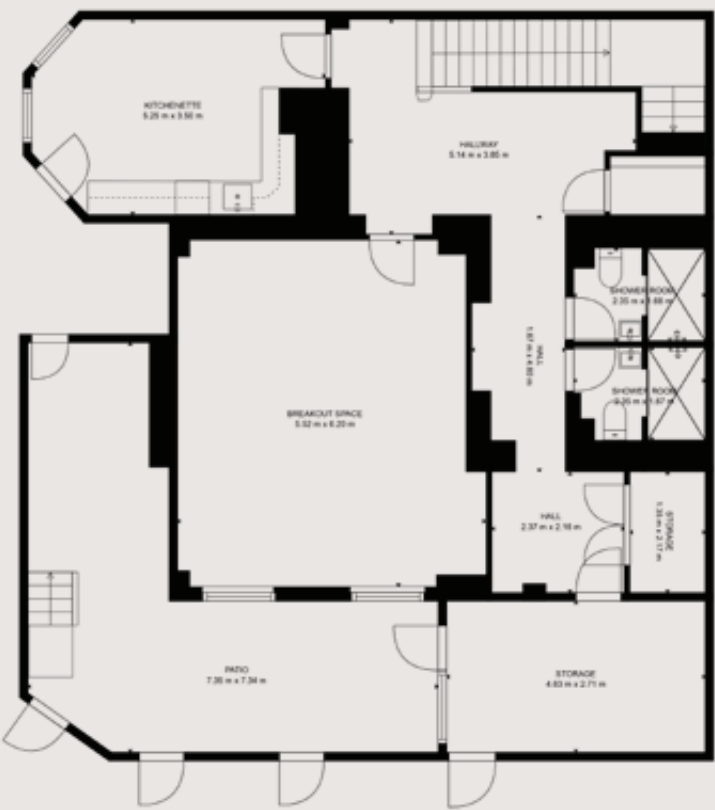
Fitzwilliam Street

Running from Merrion Square to Leeson Street, this street represents once longest intact Georgian façade in Ireland. No. 35 marks the beginning of this iconic terrace—protected and celebrated for its heritage value.





FLOORPLANS

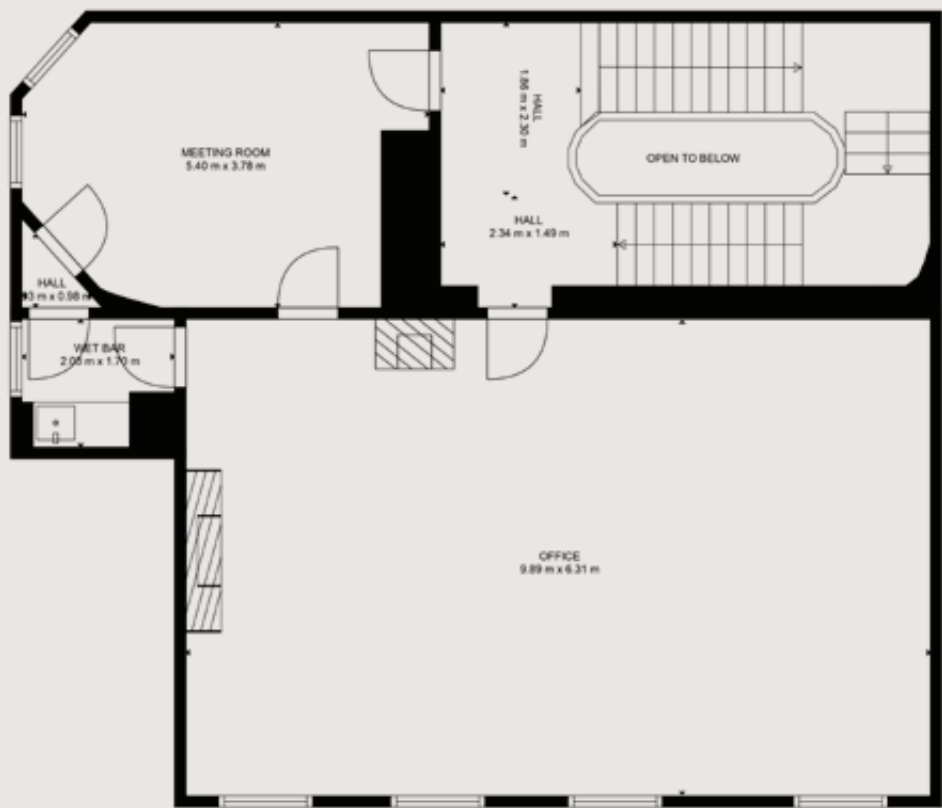


Basement

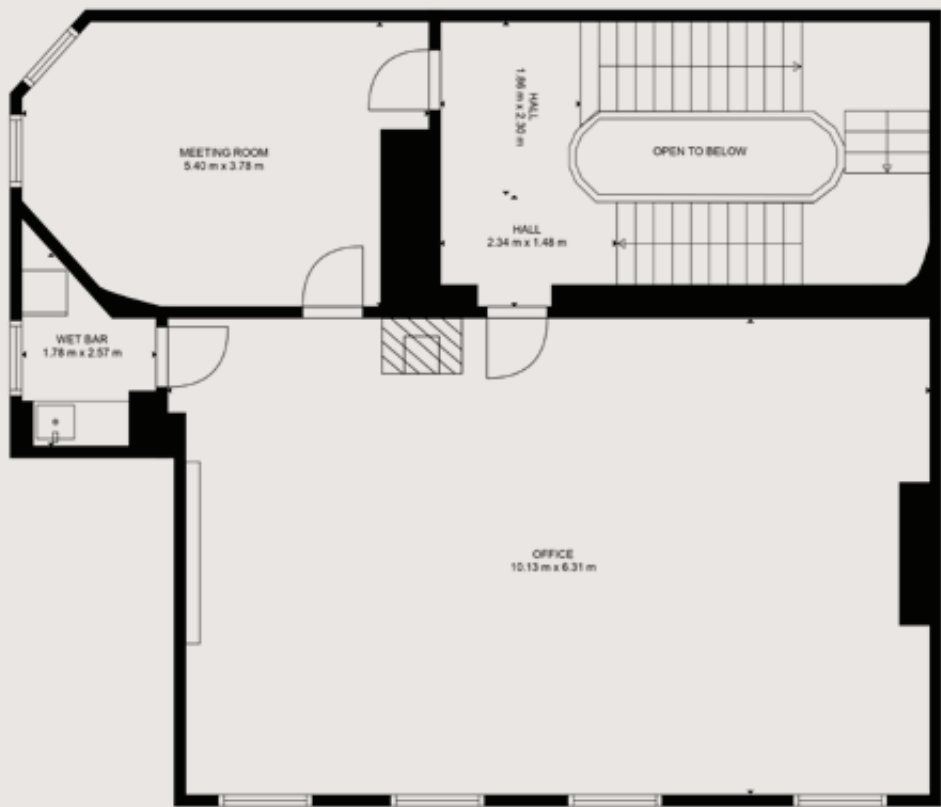


1st Floor

FLOORPLANS

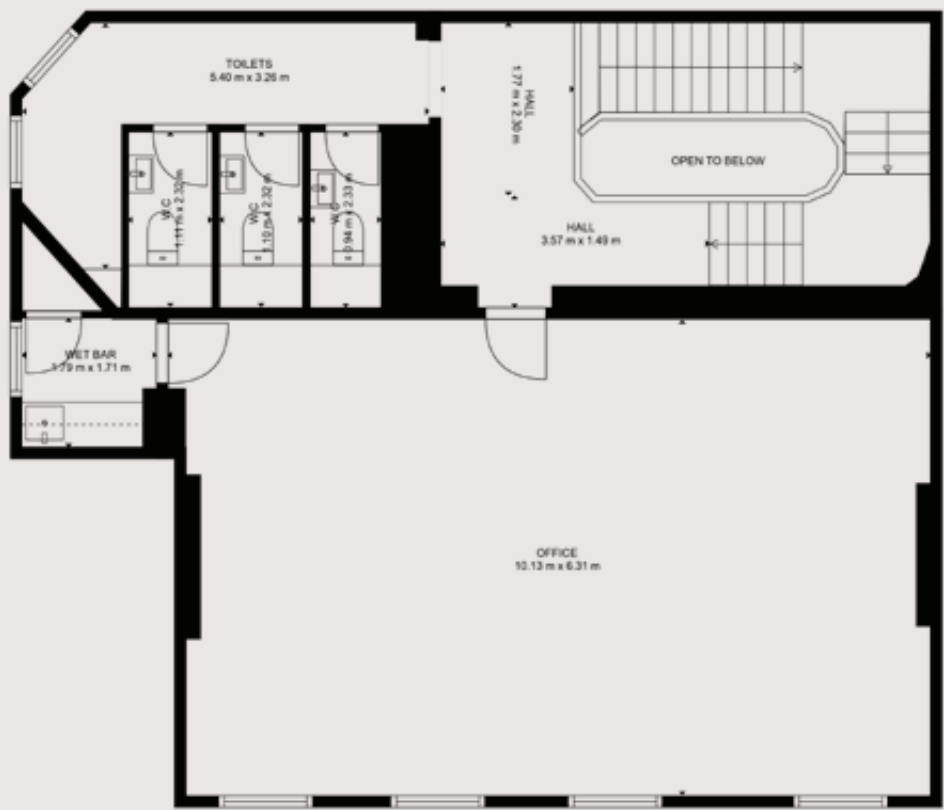


2nd Floor



3rd Floor

FLOORPLANS



4th Floor



All Floors

The Prescient logo is displayed in white text on a blue rectangular background.

PRESCIENT FUND SERVICES (IRELAND)

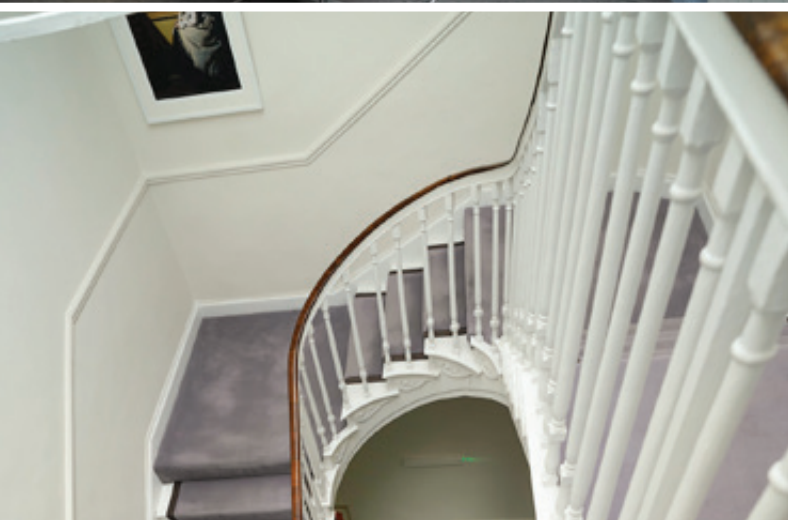
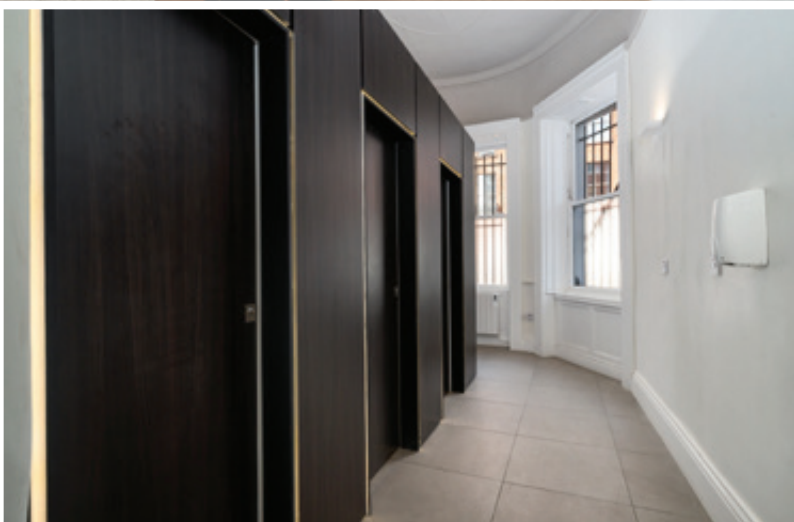
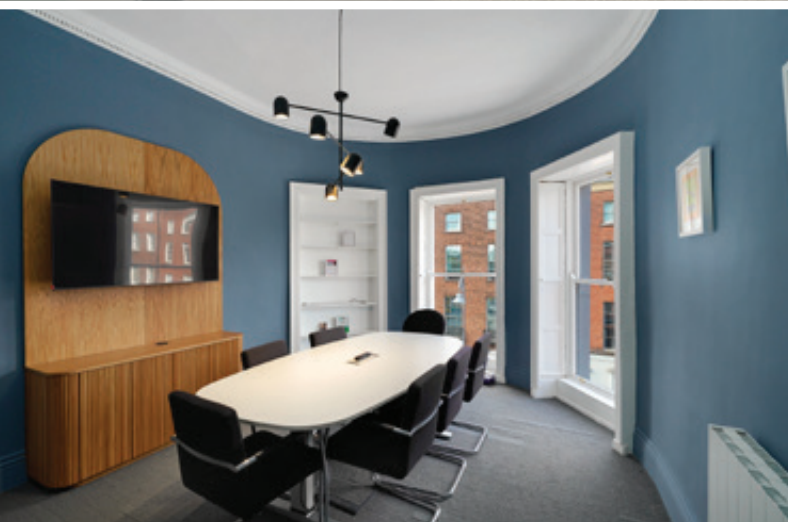
www.prescient.ie

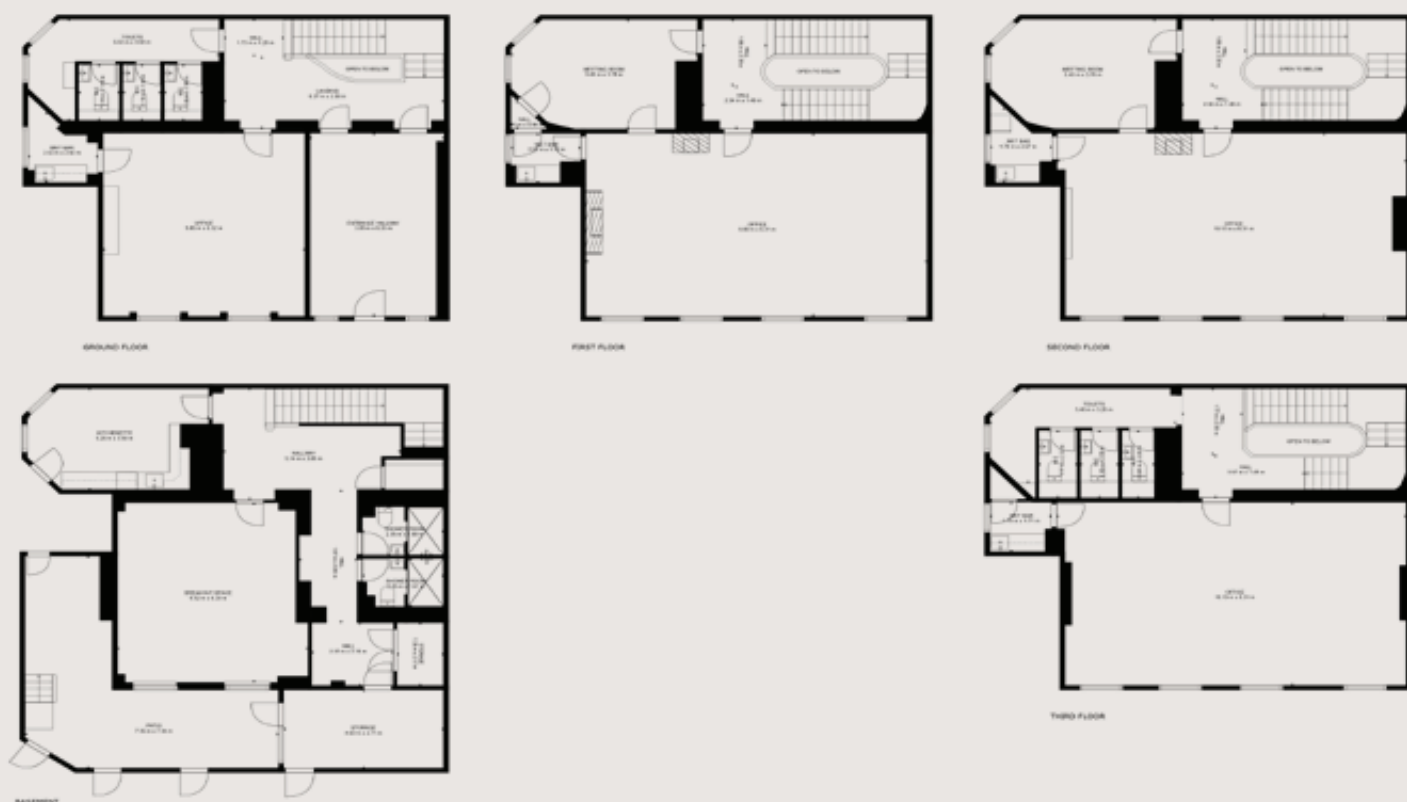
Prescient Fund Services is a regulated UCITS Management Company and AIFM, authorised by the Central Bank of Ireland. With operations across Dublin, London, Jersey, South Africa, and China, the group provides:

- Fund administration and middle-office services
- Regulatory infrastructure for investment managers
- Investor portals, KYC/onboarding, NAV calculation, and financial reporting
- White-labelled platforms for global fund distribution

Prescient currently manages over US\$70 billion in client assets. Their long-term commitment to 35 Merrion Square reflects the property's strategic and symbolic value.







TOTAL: 567 m²
 BASEMENT: 116 m², GROUND FLOOR: 112 m², FIRST FLOOR: 113 m², SECOND FLOOR: 113 m², THIRD FLOOR: 113 m²
 EXCLUDED AREAS: PATIO: 31 m², STORAGE: 3 m², OPEN TO BELOW: 2 m²
 WALLS: 37 m²

FLOOR PLAN CREATED BY CUBICASA API. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





VIEWING BY APPOINTMENT

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