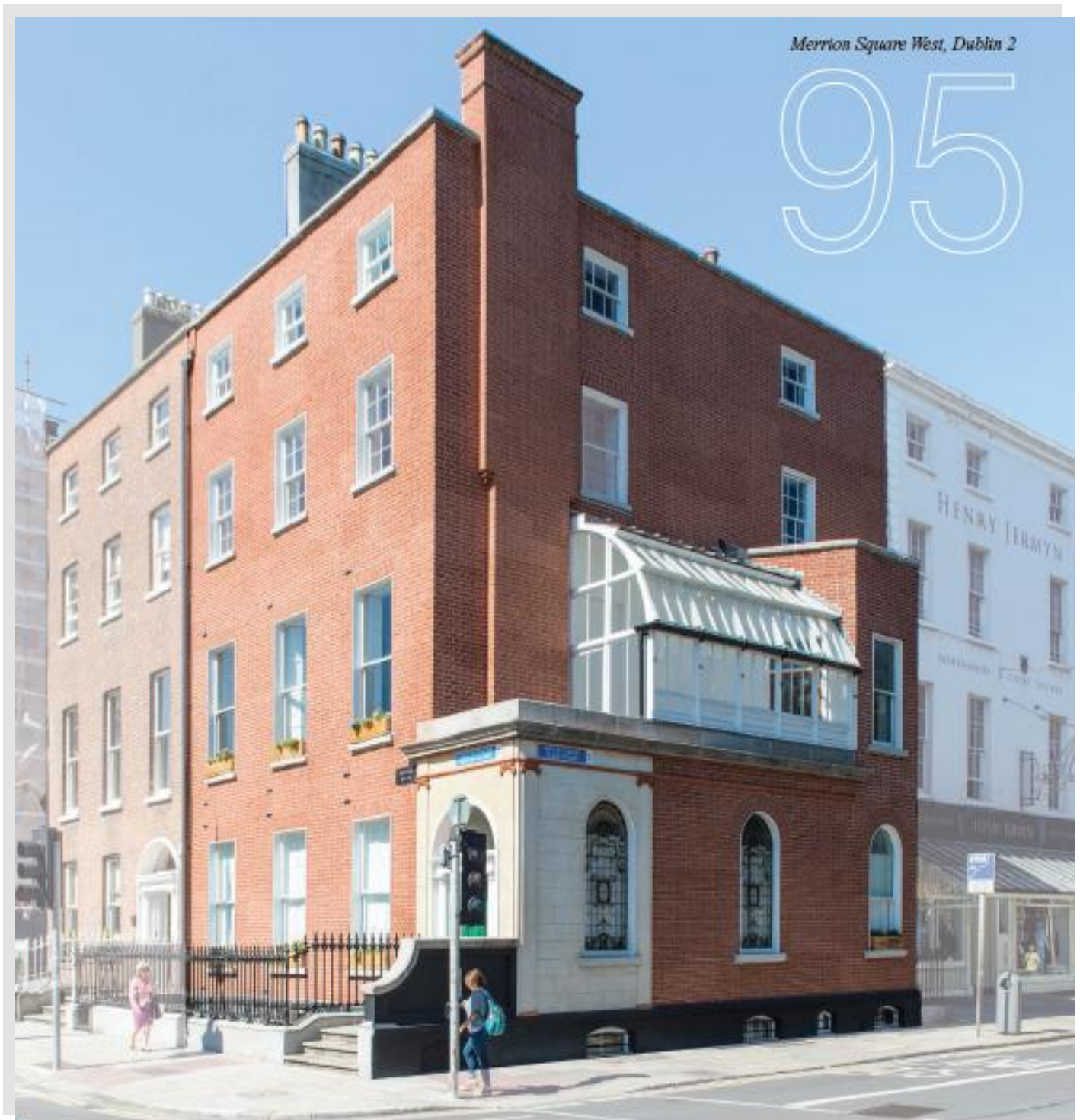




95 Merrion Square, Dublin 2

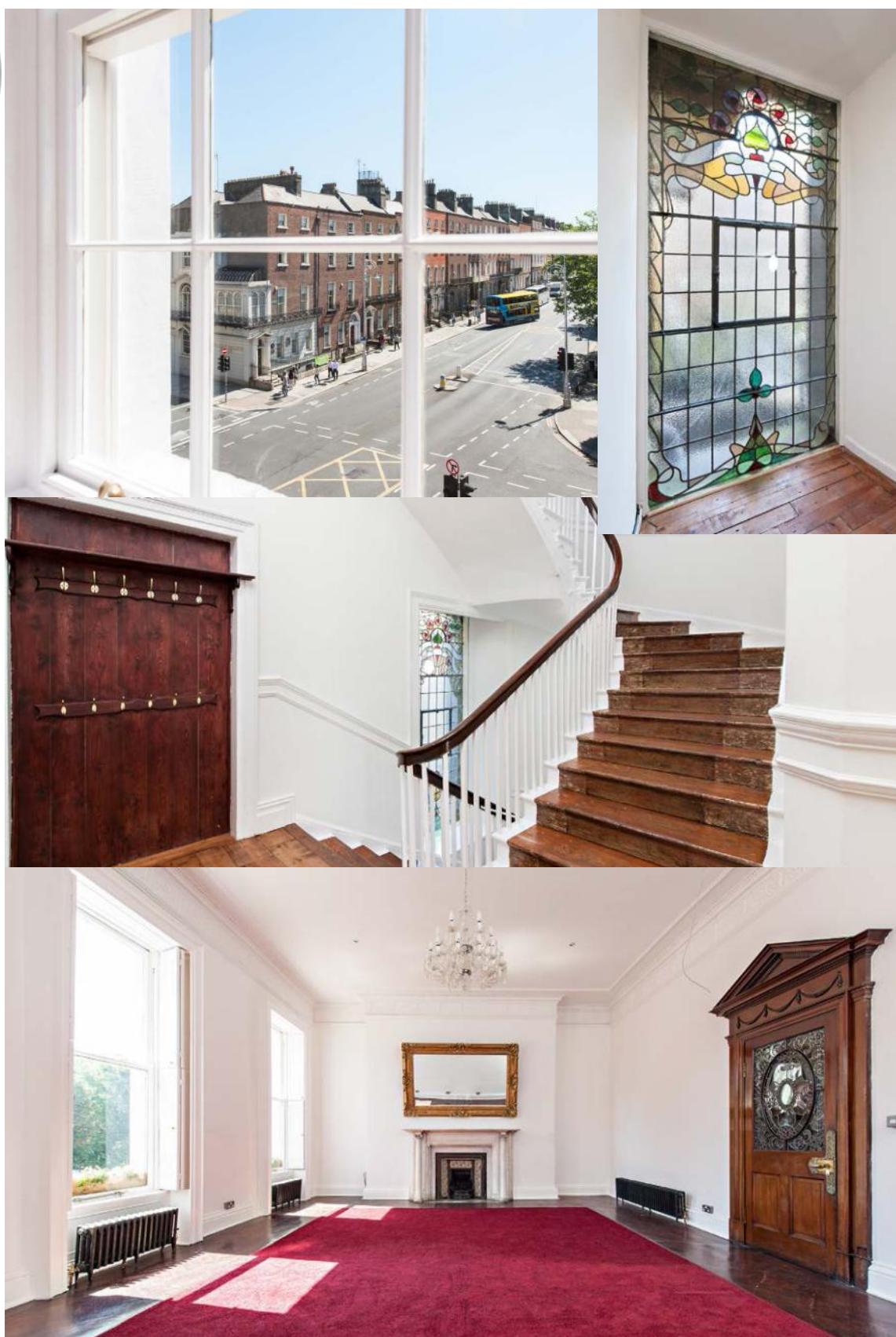
- ◆ Number 95 Merrion Square is a unique opportunity of 3,600sqft of office space in a landmark Georgian building at the corner of Merrion Square
- ◆ The iconic building comprises four storeys of office space with all the original Georgian features have been retained throughout with an extensive refurbishment





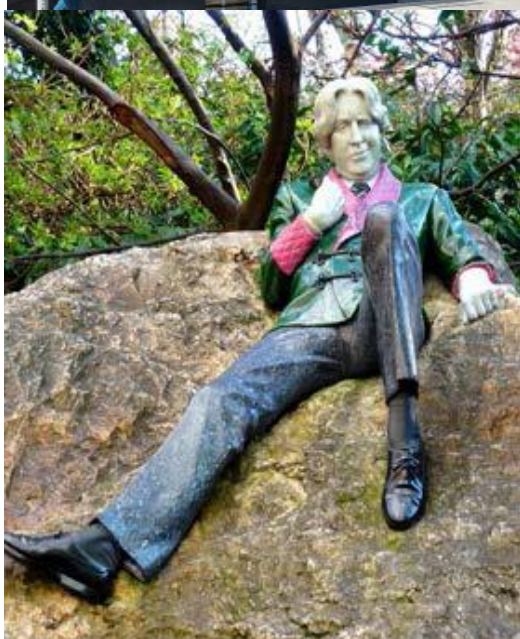
**PREMIER BUSINESS
CENTRES**

95 Merrion Square, Dublin 2





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95 Merrion Square, Dublin 2

Location

- ◆ Iconic Building on Merrion Square West and Clare Street overlooking Merrion Square Park
- ◆ Located within walking distance to Dublin City Centre and nearby a multitude of large corporate office occupiers and hotels to include The Merrion Hotel and both of the O'Callaghan Davenport & Mont Clare Hotels
- ◆ Situated directly opposite the Oscar Wilde Statue and within close proximity to a range of cultural sites such as the National Gallery of Ireland, Leinster House, Trinity College and Government Buildings.

Description

- ◆ No: 95 Merrion Square comprises *a magnificent* four-storey Georgian property extending to an area of 3615sqft
- ◆ The architecturally designed building has been re-furbished and restored to an exceptionally high standard whilst retaining many of its original features throughout

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