

TO LET
2nd & 3rd Floor
54 Fitzwilliam Square
Dublin 2



- High profile location
- Approx. 172sqm (1,851.40sqft)

Description

The property comprises a distinguished four-storey over basement mid-terrace Georgian building overlooking Fitzwilliam Square. The available accommodation extends to 171.9 sqm (1,850.33sqft) laid out over the second and third floors.

The accommodation is largely open plan, with a large room to the rear and two rooms to the front at the second floor. The third floor is accessed via a spiral staircase, leading to a bright and spacious office that benefits from excellent natural light with views over Fitzwilliam Square.

Presented in excellent condition throughout, the accommodation retains a number of attractive period features while incorporating modern office specifications, including carpeted flooring, CAT 5 cabling, gas-fired central heating, ornate coving and decorative ceiling roses. Kitchen and WC facilities are located within the return, providing practical office offering in a prime city-centre location.



Location

54 Fitzwilliam Square is a superb Georgian office building occupying a prominent position on the north side of one of Dublin's most sought-after business addresses. Situated in the heart of Dublin's central business district, the property combines period elegance with an exceptional city-centre location. Fitzwilliam Square is regarded as one of Dublin's premier office locations, characterised by its distinguished Georgian architecture and established professional occupiers.

The area benefits from excellent accessibility, conveniently located close to Lower Baggot Street and Leeson Street. The property is within walking distance of St Stephen's Green and Merrion Square and is well served by various public transport links, including the DART at Westland Row, the Luas Green Line at St Stephen's Green and Charlemont, and various Dublin Bus services, providing excellent connectivity throughout the city and beyond.

Quoting Rent €60,000 pa

Service Charge €12,431.35
Excludes VAT (includes heating)

Rates €5,563.25

Building Insurance €2,236.02

Viewing

By appointment only through sole agents McNally Handy & Partners

BER Details

BER: EXEMPT

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