

TO LET - CELLULAR & OPEN PLAN OFFICE SUITES

3 - 4 MERRION PLACE, DUBLIN 2



- Prime city centre location
- 3 - 4 car parking spaces available
- Maintained patio area to rear
- Own door access



SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

 **KELLY WALSH**
property advisors & agents

01.664.5500

www.kellywalsh.ie



Meeting Room



Canteen Area

LOCATION

3-4 Merrion Place is a two storey mews style property located just off Merrion Street opposite Government Buildings. The area benefits from a host of boutique shops, bars, restaurants and delicatessens all within the immediate vicinity.

Set in the heart of Dublin's CBD, this prestigious address is easily accessible via numerous QBC's, the green LUAS line at St. Stephens Green and Pearse Street DART station all within a short walk. Dublin's main retail thoroughfare of Grafton Street is a short stroll as is St Stephens Green Shopping Centre with both providing an abundance of quality high street shopping.

DESCRIPTION

The property itself briefly comprises of ground floor entrance hall/reception area, canteen and meeting room with cellular office space to the rear. The first floor incorporates three open place office spaces with WC's. There is a beautiful private patio area located to the rear of the property which compliments the tranquil setting of this property whilst still being in the centre of Dublin 2 and all it has to offer.

SIZE

Ground floor	87.3 sq.m	(939.7 sq.ft)
First floor	157.8 sq.m	(1,699 sq.ft)

SERVICE CHARGE

N/A

LEASE TERMS

TBC

VIEWING

Strictly by prior appointment.

CONTACT

For more information and inspection, please contact **Bryan Molloy** at Kelly Walsh Property Advisors & Agents. Email: bryan@kellywalsh.ie


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