

TO LET – TWO STOREY MEWS

MERRION PLACE, REAR OF 29 MERRION STREET UPPER, DUBLIN 2



- Prime city centre location
- Own door access
- Newly redecorated
- Security alarm
- Cat V cabling



BER C1

 **KELLY WALSH**
property advisors & agents

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2

01.664.5500

www.kellywalsh.ie



LOCATION

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 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, male and female WC's, a single cellular office and large open plan office space. Double doors extend directly onto the lane.

The first floor incorporates a large open office area with wooden flooring and feature wooden ceiling beams with original brickwork and separate kitchen area.

SIZE

Ground floor	53.38 sq.m	(575 sq.ft)
First floor	97.69 sq.m	(1,052 sq.ft)

SERVICE CHARGE

N/A

LEASE TERMS

TBC

BER DETAILS

BER C1. BER No. 800035727

Energy Performance Indicator: 422.08 kgCO₂/m²/yr

CONTACT

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

PSRA Licence No: 002885



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