

TO LET - EXCEPTIONAL GEORGIAN OFFICE



# 120 St. Stephen's Green Dublin 2

4,528 sq.ft. NIA & 2 x Car Spaces

**MM**  
Murphy Mulhall





## THE OPPORTUNITY

ONE OF THE BEST presented Georgian offices in Dublin 2. A superb corporate HQ, embassy or private residence (subject to PP). Stunning location with views overlooking St. Stephen's Green and magnificent Reception Rooms. The property was designed to impress its occupants and visitors.

## Description

**120 St. Stephen's Green comprises a stunning five-storey Georgian building which has its own rich history. The property was designed in the 18th century by Richard Castle, renowned architect who is also responsible for Leinster House, Powerscourt and Carton House.**

Magnificent reception rooms at Ground and First floors are complimented with private office suites on the upper floors. The property combines original period features including marble fireplaces and ornate plasterwork, with modern amenities such as a large kitchen/canteen, shower facilities, and a rear courtyard with secure car parking.



# Schedule of Accommodation

|              |                   |
|--------------|-------------------|
| Basement     | 732 sq.ft         |
| Ground Floor | 1,086 sq.ft       |
| First Floor  | 949 sq.ft         |
| Second Floor | 891 sq.ft         |
| Third Floor  | 871 sq.ft         |
| TOTAL        | 4,528 sq.ft (NIA) |



Car  
Parking



Shower  
Facilities



Gas Central  
Heating



Kitchen/  
Canteen Area



Security Alarm



Rear Courtyard



Data Cabling  
throughout



Period Features



**DART (TARA STREET)**  
20 mins walk



**LUAS**  
1 mins walk



**BUS ROUTES**  
5 mins walk



**BIKE**  
1 mins walk

## Location

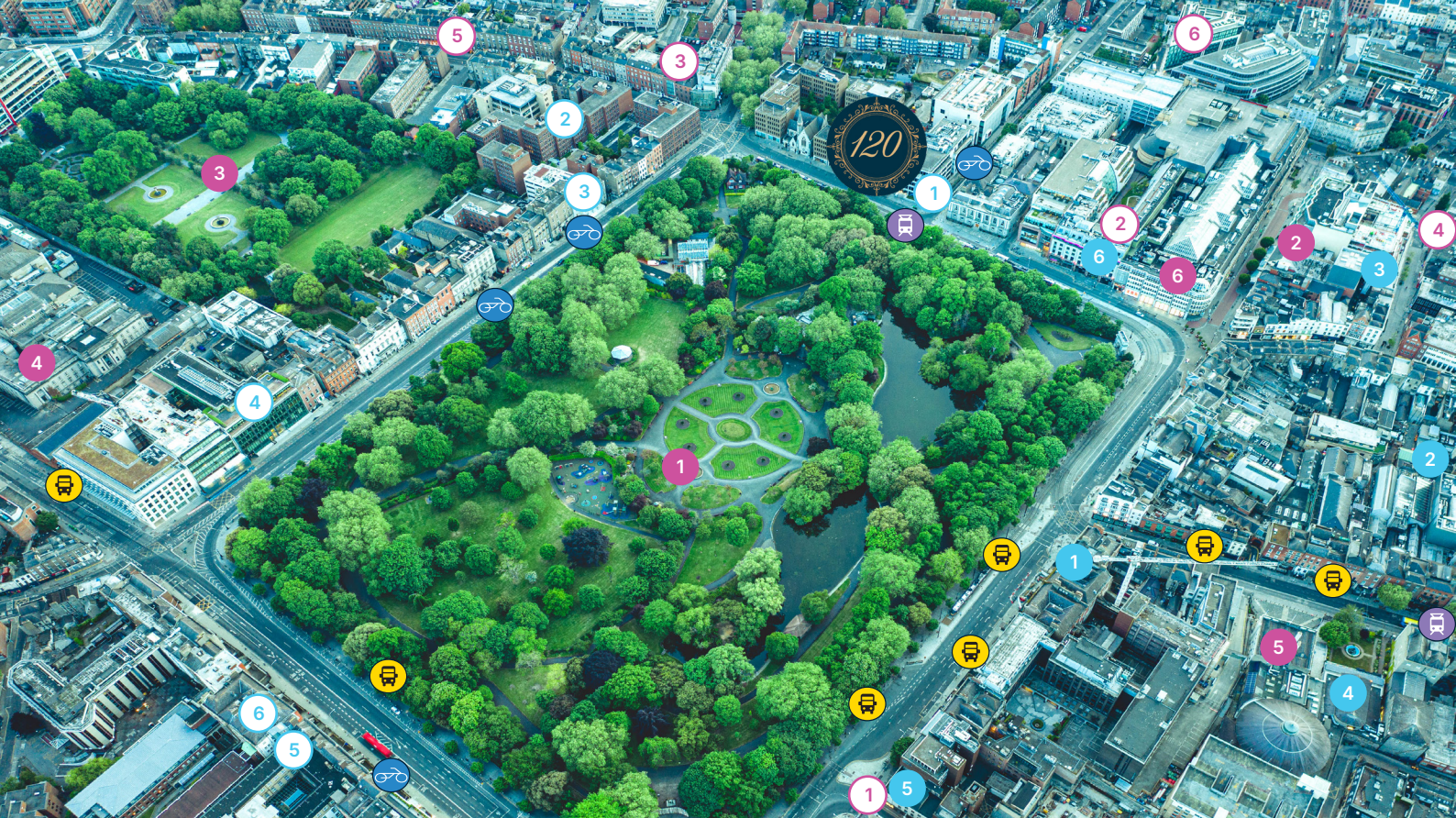
St. Stephen's Green is one of Dublin's most prestigious addresses. No. 120 is located on the west side of 'the Green' beside the former Shanahans restaurant and newly redeveloped Royal College of Surgeons in Ireland Campus.

The property is directly opposite the Luas Green line station and within a 2 minute walk of Grafton Street.

A prime location convenient to some of Dublin's premier hotels, restaurants and shopping amenties.

The immediate area is also home to leading occupiers such as KPMG, Kennedy Wilson, Maples, Julius Baer and Royal London to name a few.





## Transport Links



Luas (Light Rail)



Bus



Dublin Bikes

## Amenities

1. St. Stephen's Green
2. Gaiety Theatre
3. Iveagh Gardens
4. National Concert Hall
5. The Mansion House
6. St. Stephen's Green Shopping Centre

## Restaurants

1. Pelloes
2. Isabelles
3. Amuri
4. Fire
5. The Saddle Room
6. Glovers Alley

## Hotels

1. The Shelbourne
2. The Fitzwilliam
3. The Green Hotel
4. The Westbury
5. The Dean
6. The Marlin

## Occupiers

1. RCSI
2. KPMG
3. Kennedy Wilson
4. Maples
5. Julius Baer
6. Royal London

## LEASE

New flexible lease term available.

## VIEWING

Strictly by appointment with sole agents.

## QUOTING RENT

€45 per sq.ft.

## RATES

Approx €15,000 per annum.

## BER

Exempt



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