

FOR SALE BY PRIVATE TREATY

61

MERRION SQUARE
DUBLIN 2



PRESTIGIOUS GEORGIAN PROPERTY
REFURBISHED TO THE HIGHEST STANDARD

FULLY LET UNDER
FOUR LEASES

PRODUCING
€186,360 PER ANNUM

EXTENDING TO 510 SQ M (5,491 SQ FT) NIA
WITH FOUR CAR SPACES

LOCATION

The property is located on Merrion Square South in Dublin's Central Business District within walking distance of St. Stephen's Green, Fitzwilliam Square and Grafton Street, offering a wide selection of bars, cafés, restaurants and hotels. The area benefits from excellent public transport links, with Pearse Street DART Station located nearby and multiple LUAS Green Line stops including St. Stephen's Green, Dawson Street and Charlemont. Dublin Bus routes provide extensive connectivity while Dublin Bikes stations are conveniently located on Merrion Square South, East and West. On-street meter parking is available on Merrion Square.

Notable occupiers in the vicinity include the ESB headquarters, Government Buildings, the National Gallery of Ireland and the five-star Merrion Hotel. Merrion Square itself is home to a range of prominent occupiers including Louise Kennedy Luxury Womenswear Designer, Avison Young, Holles Street Hospital, the Arts Council, the Irish Traditional Music Archive and the Royal Institute of the Architects of Ireland (RIAI) which reflects the area's strong cultural, professional and institutional character.



The **DART** is accessible at Pearse Street



The **Luas** is accessible at St. Stephen's Green, Dawson Street and Charlemont



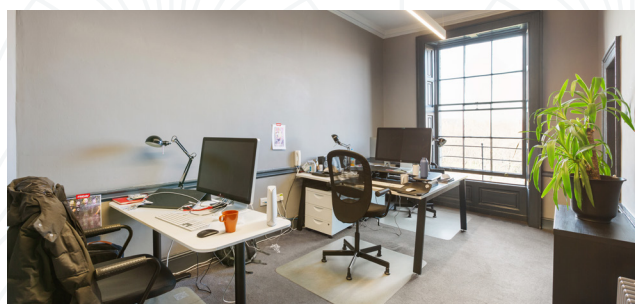
Dublin **Bikes** stations are available on Merrion Square (east and west)



Numerous Dublin **Bus** routes serve the immediate area



Ample on-street meter **car** parking available on the square



DESCRIPTION

61 Merrion Square is a mid-terraced four-storey over basement Georgian property extending to 510 sq m (5,491 sq ft). The building is in excellent condition, retaining many original Georgian features such as decorative cornicing, sash windows, period fireplaces and high ceilings, all of which contribute to its historic character.

The ground and first floors offer interconnecting rooms that create a bright and adaptable workspace, with excellent natural light. The first-floor return currently serves as a shared meeting space, offering a practical and well-appointed area for tenants. The second and third floors offer high-quality office accommodation with tenant fit-out and well-presented common areas throughout. The basement benefits from independent access off Merrion Square via the main building.

The property blends period charm with modern practicality. Specifications include a combination of recessed lighting, suspended LED fittings and feature chandeliers which ensures a comfortable and well-lit environment. The office interiors include quality finishes, integrated storage and dedicated staff areas. Modern tea stations and WC facilities further enhance day-to-day functionality.

To the rear, the property includes secure off-street parking for four cars, accessed via Fitzwilliam Lane.

SCHEDULE OF ACCOMMODATION

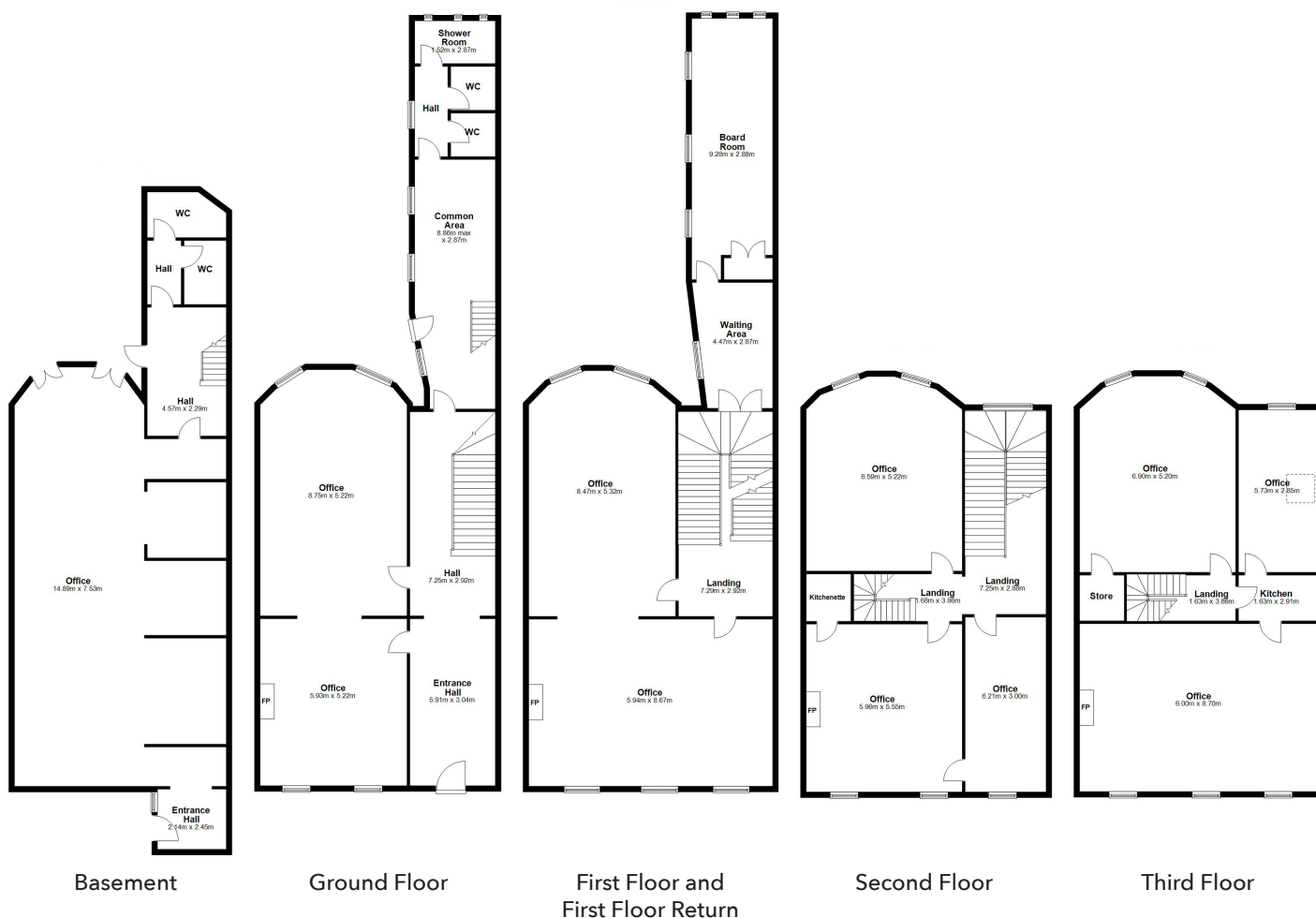
FLOOR	NET INTERNAL AREA SQ. M	NET INTERNAL AREA SQ. FT
Basement	105.87	1,140
Ground Floor	87.18	938
First Floor	101.47	1,092
First Floor Return	27.92	301
Second Floor	84.27	907
Third Floor	103.37	1,113
TOTAL	510.08	5,491

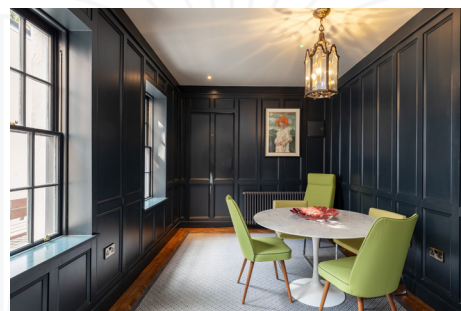
Car Spaces	4
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TENANCY DETAILS

FLOOR	TENANT	SIZE SQ. FT (NIA)	TERM	LEASE START DATE	LEASE EXPIRY DATE	RENT PER ANNUM	DEED OF RENUNCIATION
Basement	Kennedy Communications Ltd. t/a Kennedy PR and Brand	1,140	10	16/02/2017	15/02/2027	€ 42,935	Yes
Ground & First	Primo Productions Ltd.	2,030	10	16/11/2017	15/11/2027	€ 91,784	No
First Floor Return	Vacant/Common Room	301	N/A	N/A	N/A	N/A	N/A
Second Floor	The Friday Agency Ltd.	907	10	06/12/2016	05/12/2026	€ 31,640	No
Third Floor	NBK Designs Ltd. t/a NBK Architects	1,113	10	01/12/2016	30/11/2026	€ 20,000	Yes
TOTAL		5,491				€ 186,359	





COVENANT DETAILS

Kennedy Communications Ltd. t/a Kennedy PR and Brand
Kennedy PR and Brand delivers public relations, influencer marketing, and digital campaigns for major brands across multiple industries. The firm has an extensive client base, including luxury, retail, and corporate sectors.

KENNEDY
PR+BRAND

Primo Productions Ltd.

A creative video production company, Primo Productions crafts compelling visual content, from corporate videos to commercials, engaging audiences effectively.

PRIMO
PRODUCTIONS

The Friday Agency Ltd.

Focused on innovative marketing solutions, The Friday Agency offers services in brand strategy, digital marketing, and creative advertising, driving client growth.



NBK Designs Ltd. t/a NBK Architects

NBK Architects is recognised for its expertise in architectural design, contributing to many significant projects.

nbkArchitects



TITLE

We understand that the property is held under Freehold title.

DATA ROOM

<https://sites.colliers.com/61merrionsquare/>

BER

BER EXEMPT

VIEWING

Strictly by appointment with sole selling agent Colliers.

As this is an investment sale, the tenants are unaffected.

SOLICITOR



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AGENT



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