

TO LET



Block B, Merrion Centre, Merrion Road, Dublin 4

17,427 sq ft (1,619 m²)

34 Basement car parking spaces

Prominent own door office accommodation

Excellent amenities & facilities close by

BER C3



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Location

Block B, The Merrion Centre is located in the much sought after business address of Dublin 4. Transport links to and from the Merrion Centre are ideal, consisting of a wide array of bus routes servicing the city centre and suburbs, as well as the Sydney Parade DART Station which is within a 3 minute walk. The airport is only a 30 minute drive and the N11 is also within easy reach.

Description

The accommodation comprises a mix of open plan, meeting rooms, boardroom and canteen. The specification throughout includes raised access floors, suspended ceilings with lighting and ladies and gents toilets on each level. The space further benefits from its own private access and reception, along with stunning sea views from the top floors. Block B can be let to one occupier or to multiple tenants on a floor by floor basis.

Accommodation Schedule

The net internal area is as follows:

Floor	M ²	Sq Ft
Main reception	33	360
1st	396	4,266
2nd	396	4,266
3rd	397	4,273
4th	396	4,263
Total	1,619	17,427
Car Parking	34 spaces available	

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence

Building Energy Rating

BER:	C3
BER No.	800411456
EPI:	468.45 kWh/m ² /yr

Rent

On application.

Terms

Available immediately.

Inspection

Strictly by prior appointment.



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