

### High Profile Office Building





Just minutes from key bus routes, with a bus stop located directly outside



Close to the Luas & 400m to the DART



A two-minute walk to St. Vincent's
University Hospital, making it an
ideal location for healthcare-related
businesses



Accommodation extending to approx 1,564 sqm (16,840 sqft)



Numerous shops & amenities in the adjoining retail centre



Excellent Road Connectivity – Immediate access to the R138 and N11



32 designated parking spaces



#### Location

Block B, The Merrion Centre is a highly visible building with prominent position fronting Merrion Road, one of the capital's most prestigious and established commercial locations. Surrounded by leading institutions and high-profile occupiers, this exceptional setting offers unrivalled accessibility and a wealth of nearby amenities.

Just a short walk from key transport links, including the DART (400 metres), major bus corridors, and primary commuter routes, Block B ensures seamless connectivity for both staff and clients. Its proximity to St. Vincent's University Hospital further enhances its appeal for healthcare, consultancy, and life sciences occupiers.

The immediate area is rich in amenities, with a vibrant mix of premium restaurants, hotels, financial services and various shops & cafes within the shopping centre, creating a dynamic and professional environment for modern business.

Neighbouring occupiers include Tesco, Fiji Coffee Bar, Dwyer's Family Butcher, Quigley Financial Brokers, Tony Walsh's Pharmacy.

Block B delivers flexible, high-quality office accommodation with excellent natural light and a professional corporate setting, ideal for businesses seeking to establish or grow their presence in Dublin's premier commercial district. With a strong reputation for attracting leading firms in finance, professional services, and healthcare, this is a location that speaks to ambition and success









#### **Property Description**

Block B at The Merrion Centre will undergo a comprehensive refurbishment to deliver a modern & efficient building designed for the demands of today's dynamic businesses.

The proposed upgrade includes a fully revitalised reception and common areas, offering a professional and welcoming experience for both staff and visitors. Internally, all walls, woodwork, and doors will be freshly painted, creating a clean and contemporary look throughout.

The office accommodation will feature new energy-efficient LED lighting, high-quality carpets, and newly installed ceiling grids, ensuring a comfortable and visually appealing working environment.

With safety and compliance as top priorities, the property will be fully fire and statutory compliant and meet all relevant health and safety regulations, providing peace of mind for occupiers.

In line with the landlord's sustainability targets, the refurbishment will incorporate environmentally responsible practices, supporting long-term energy efficiency and reducing environmental impact.

In addition, Block B benefits from 32 designated parking spaces, a rare and valuable amenity in this prime Dublin 4 location.

Floor	sqm	sqft
First Floor	394.1	4,243
Second Floor	393.6	4,237
Third Floor	393.6	4,234
Fourth Floor	383.3	4,126
Total	1,564.30	16,840





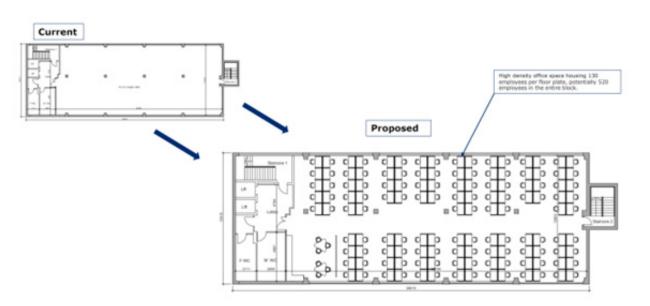


Sample layout. for illustration purposes only

Block B, The Merrion Centre

# Proposed Layout & Floor Plan

Sample layout. for illustration purposes only





#### **Estimated Rates**

€5.76 per sqft.

#### **Quoting rent**

Price On Application.

#### **Lease Terms**

Available on a new lease directly from the landlord.

#### **BER**

BER B3 C3

## Further Information / Viewing

Viewing is strictly by appointment with the sole letting agent Lisney.

For further information please contact:

#### Colm O'Connor

Tel: 01-638 2700

Email: coconnor@lisney.com

#### **Paul Hipwell**

Tel: 01-638 2700

Email: phipwell@lisney.com



Lisney Commercial Real Estate. St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42

T: 01-638 2700 E: dublin@lisney.com W: lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises she constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purpos only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether give orally or in any written form by the vendor or by Lisney as the vendor's agent, and post-orange in the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these item.