

## High Profile Office Building



Block B  
The Merrion Centre  
Dublin 4

TO LET



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



Photos are for illustration purposes only





## 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.

Block B, The Merrion Centre







Aviva Stadium

IFSC

Dublin Port

Ballsbridge

InterContinental Hotel

RDS

Clayton Hotel

Railway Union Cricket Club

Monkstown Rugby Club

Wanderers Football Club

Block B

Sydney Parade  
DART Station

Merrion  
Shopping Centre

Merrion Hall

St Vincents Hospital

Elm Park Golf Club



# 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.

Block B, The Merrion Centre

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



Sample layout. for illustration purposes only

# 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



## Further Information / Viewing

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

For further information please contact:

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