

# 2 MERRION PLACE

*Dublin 2*

**FOR SALE**



## 2 MERRION PLACE

### COACH HOUSE

2 Merrion Place is a two storey, own- door mews offering full office use, covering approximately 162 sq. m. /1,750 sq. ft. (gross).

The ground floor comprises of three separate offices, with male and female toilet facilities located at the front of the building. Upstairs, it features a spacious open-plan office with polished wooden floors and an abundance of natural light, thanks to the roof lights that brighten up the space. A kitchenette/coffee station is also located at this level.

The property is in excellent condition, ready for the new owners to set up their workspace. Alternatively, it offers potential for conversion into a fine residential mews, subject to obtaining the relevant planning permission.





# LOCATION • FEATURES

Situated in a quiet laneway just off Merrion Street. There are few properties located in such a prime location. Within moments' walk is Merrion Square, one of Dublin's finest Georgian garden squares, and home to the National Gallery of Ireland and Leinster House. Baggot Street and Merrion Row offer some of Dublin's finest dining options, with shops, bars and cafes all in abundance here.

Grand Canal Dock is also in close proximity, offering a tranquil area in the heart of the City with walking and cycling trails. The convenience of Merrion Place cannot be

overstated, with all of the city's amenities within walking distance and the benefit of a Dublin Bikes station on Merrion Square. Meanwhile the superb leisure amenities of Grafton Street and St. Stephens Green can be reached within a 5 minute walk. An excellent selection of educational facilities are within the vicinity to include Loreto College, the Royal College of Surgeons and Trinity College.

## LOCATION MAP

Click below to view the location map for 109A Baggot Street Lower.



## SIZE

162 sq. m / 1,750 sq. ft. Approx.

## BER

BER: E1

BER No: 801049099

Energy Performance Indicator: 417.91 kWh/m<sup>2</sup>/yr

## FEATURES

- Gas fired central heating
- Modern alarm system
- City centre location
- Rates for 2025 are €4,585.32
- Full vacant possession

# FLOOR PLANS

## VIEWING

By appointment with Knight Frank.

## CONTACT



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MSCSI / MRICS

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## THINKING OF SELLING?

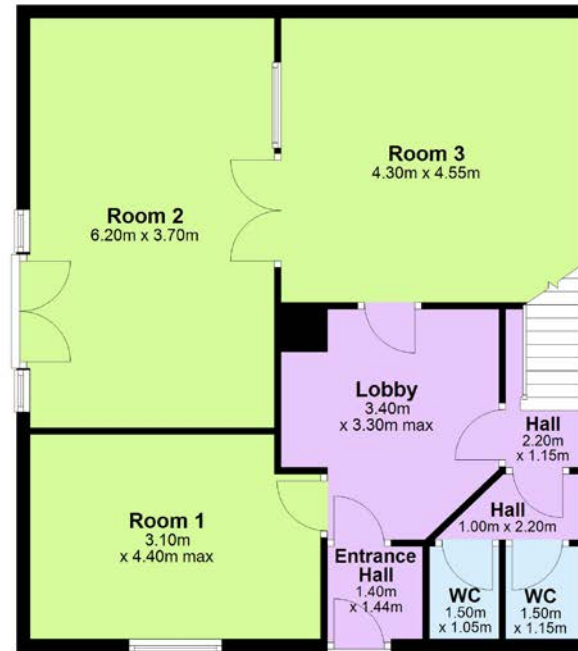
If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

**KnightFrank.ie**

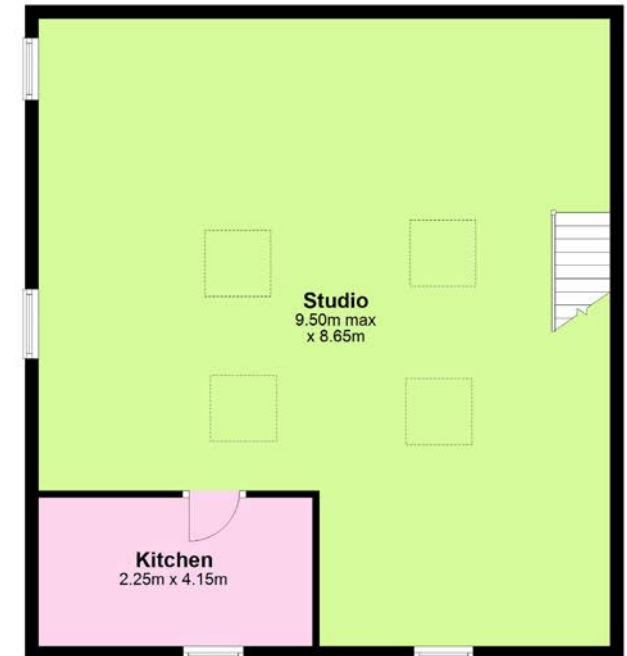
T: +353 1 634 2466

E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

Ground Floor



First Floor



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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Dublin 2

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