



~Location~

Built in 1840, no 92 & 93 were beautifully restored to their original grandeur in 2007. The buildings are situated on the south side of St Stephen's Green, Dublin's most prestigious address. The buildings were the former headquarters of The Irish Bankers Officials Association from 1916 until 2006.

Adjoining neighbours include KPMG, Standard Life and The Department of Justice. The Department of Foreign Affairs and the world renowned Shelbourne Hotel are situated on the green.

The area benefits from excellent transport links including a LUAS tram stop 200 metres away, overland DART train services only 10 minutes away and most major bus routes passing by St Stephen's Green.



~Description~

The property comprises of two four-storey over basement interconnecting Georgian buildings measuring 14,000 sq feet. Beautifully restored over a nine month period in 2006 each suite blends the old Georgian splendour with the latest state-of-the-art IT, telephony and security systems to provide its clients with a unique and professional working environment.

The property has the benefit of a large car parking area for 13 cars at the rear of the property. A planning application has been proposed to the local council and with agreement in principle to allow for the development of the car park consisting of 10,000 sq feet of commercial office space and 10,000 sq feet of high-end residential accommodation overlooking the beautiful Iveagh Gardens (former private gardens to The Guinness family) to the back of the property.

~Tenancy~

The property has been trading as a serviced office centre since 2007. Current tenants include Chinese Development Bank, Chinese Construction Bank, Lazard Finance and The Embassy of The Republic of Latvia.

~Services~

- Fully furnished office suite
- Property rates, service charges & building insurance
- 24 hour access to your office
- Heating, Electricity and water
- Telephone line and handset rental
- Broadband
- Building cleaned daily
- Building security - CCTV, access control system, individually alarmed office & 24 hour monitoring
- Colour video intercom to each suite
- Full-time receptionist from 8.30 a.m. to 5.30 p.m.
- Reception hospitality services
- Daily mail handling & message forwarding
- Full use of tea stations

