

# TOO

St. Stephen's Green  
**D u b l i n 2**

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The Ultimate Address



For identification purposes only.

## Description

100 St. Stephen's Green is a completely refurbished and upgraded four-storey over basement Georgian office building which provides a total of 328.5 sq.m. (3,536 sq.ft.) of office accommodation which is beautifully presented throughout and also includes a basement one bedroom apartment.

The property was tastefully refurbished under the guidance of an interior designer providing a blend of elegance and style with many fine retained period features while the property has been modernised with new services throughout including Cat 6 cabling, gas fired central heating, showers and superb kitchen.



## Location

100

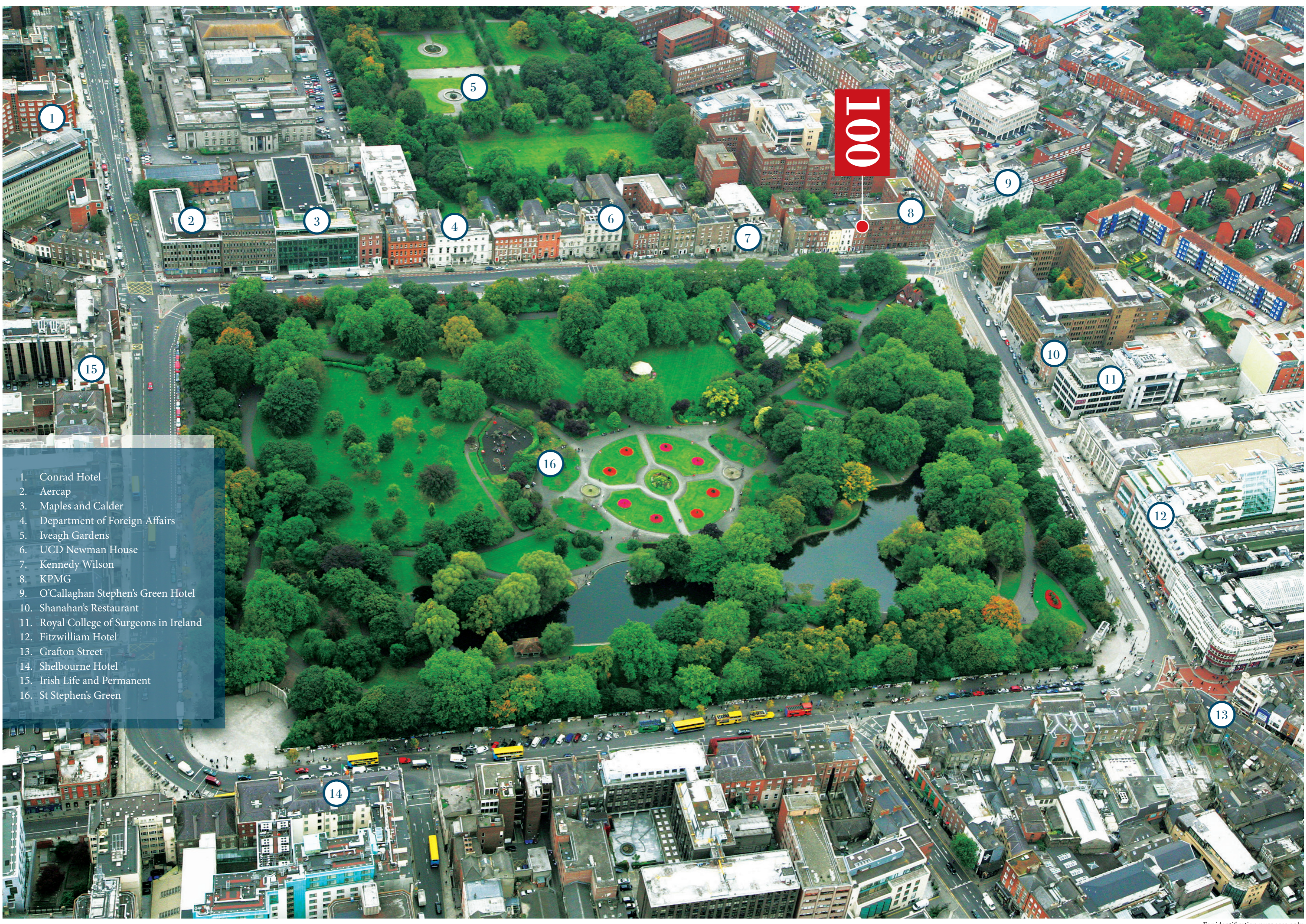
St. Stephen's Green  
Dublin 2

100 St. Stephen's Green is the ultimate corporate address.

St. Stephen's Green is Dublin's premier address at the very heart of the city centre surrounded by the best of hotels, restaurants, offices, bars and theatres. The five-star Shelbourne and Merrion Hotels are located close-by and Grafton Street, one of Dublin's principal shopping streets is within 150m.

100, which overlooks St. Stephen's Green is also close to the oasis that is The Iveagh Gardens to the rear. "The Green" is the chosen location for a number of European Headquarters as well as the location for several Government Departments and the Royal College of Surgeons.

The area's character, history, first class amenities and transport links make it Dublin's No. 1 corporate location.



100

- 1. Conrad Hotel
- 2. Aercap
- 3. Maples and Calder
- 4. Department of Foreign Affairs
- 5. Iveagh Gardens
- 6. UCD Newman House
- 7. Kennedy Wilson
- 8. KPMG
- 9. O'Callaghan Stephen's Green Hotel
- 10. Shanahan's Restaurant
- 11. Royal College of Surgeons in Ireland
- 12. Fitzwilliam Hotel
- 13. Grafton Street
- 14. Shelbourne Hotel
- 15. Irish Life and Permanent
- 16. St Stephen's Green



# St. Stephen's Green

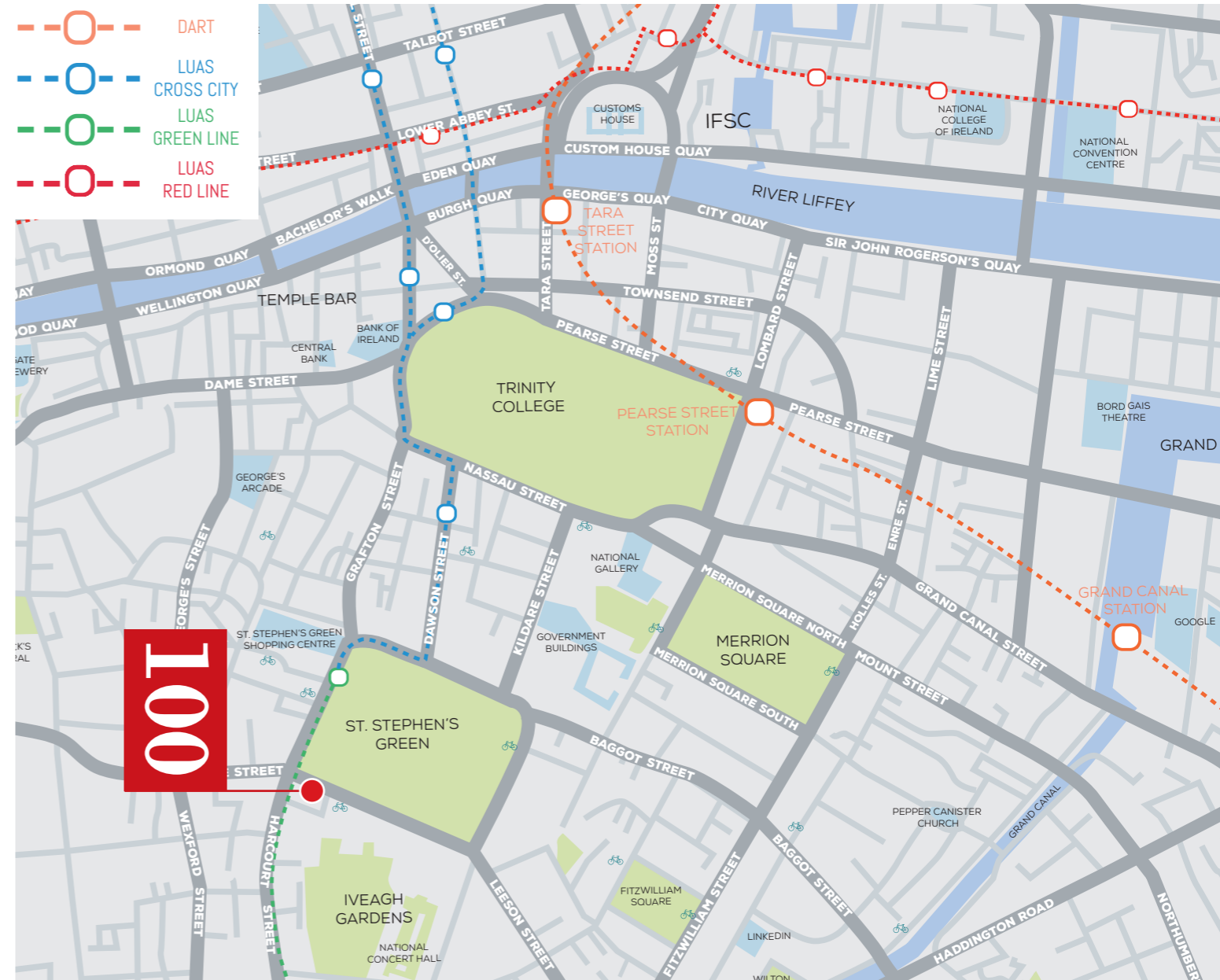
Created in 1670 St. Stephen's Green is the oldest and largest of Dublin's City Georgian Squares consisting of 22 acres (8.9 ha) of landscaped gardens and walkways. St. Stephen's Green was enclosed by a wall in 1664 and access to 'the Green' was restricted to local residents until 1877 when Parliament passed an Act to open it to the public.

Sir Arthur Guinness, a member of the Guinness brewing family, was a driving force behind the opening of St. Stephen's Green to the public and paid for the laying of the Green in its current form.

St. Stephen's Green retains many of the features created in 1880 including the large pond (which is fed from the Grand Canal at Portabello), a Bandstand, Gardener's Cottage, the Fusiliers Arch at the corner of the park opposite Grafton Street and the St. Stephen's Green kiosk, opposite The Shelbourne Hotel.



St. Stephen's Green



## Accommodation

Approx. net internal floor area of offices and gross floor area of apartment:

	Sq. m.	Sq. ft.
Hall Floor	53.8	579
First Floor	64.0	689
Second Floor	63.9	688
Third Floor	64.3	692
<b>Sub-Total</b>	<b>246.0</b>	<b>2,648</b>
Basement (Apartment)	82.5	888
<b>Total</b>	<b>328.5</b>	<b>3,536</b>

## Specification

- Ideal Headquarter Building
- Fully refurbished offices
- Cat 6 computer cabling
- Decorative scheme by Interior Designer
- High-quality carpeting
- Fire and intruder alarm systems
- Fitted kitchen and shower facilities
- Gas fired central heating.

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## Further Information

### Lease

New Lease available.

### Rent

On application.

### Viewing

By appointment with the Sole Agents, Finnegan Menton.

## Letting Agents



## Contact

+353 (0) 1 614 7900

17 Merrion Row,  
Dublin 2,  
Ireland.

[info@finneganmenton.ie](mailto:info@finneganmenton.ie)

[www.finneganmenton.ie](http://www.finneganmenton.ie)

Licence Number 001954

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