

FOR SALE

(By Private treaty)



No. 17 Fitzwilliam Place

Dublin 2

BER Exempt

Description

No. 17 Fitzwilliam Place, Dublin 2 is a mid-terrace 4 storey over basement Georgian building which extends to approx. 380.5 sq.m. (4,095 sq.ft.) NIA. The Georgian property, while in need of additional refurbishment, is being offered with the benefit of full vacant possession and enjoys some of its original features such as marble fireplaces, original cornicing and staircases with sliding sash windows. Refurbishment completed to date includes enabling works and the majority of first fix, plumbing and electrical works.

Property Highlights

- Excellent opportunity to acquire a prime office property located in a prominent position on Fitzwilliam Place, Dublin 2.
- Mid-terraced 4 storey over basement Georgian building which extends to approx. 380.5 sq.m. (4,095 sq.ft.) NIA.
- Located within Dublin's Historic Georgian Quarter and in close proximity to Fitzwilliam Square, Merrion Square, Wilton Park, St. Stephen's Green and the Iveagh Gardens.
- Partial refurbishment works undertaken.
- Excellent connectivity to all modes of public transport.
- Guiding Price €1.5 million exclusive.

Location & Amenities

No. 17 is situated on the south side of Fitzwilliam Place, midway between Cumberland Road and Leeson Bridge approx. 350m from Fitzwilliam Square South.

The property is located in close proximity to newly restored Wilton Park (250m), a new city quarter offering an expansive public realm overlooking the Grand Canal.

A wide selection of food and drink options such as Bear Market, Chopped, FX Buckley's, House, Matt The Thresher, O'Donoghue's, Sussey Street and Canal Bank Café can be found withing walking distance. The location has attracted a wide range of international occupiers such as Arthur Cox, EY, LinkedIn, Stripe and SMBC.

Accommodation

The below are approximate net internal areas.

Floor	Sq. M	Sq.ft
Basement	73.9	795
Ground Floor	85.9	925
First Floor	93.4	1005
Second Floor	61.7	664
Third Floor	65.6	706
Total NIA	380.5	4,095

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

Town Planning

The property is zoned Z8.

Title:

We understand the property is held under freehold title.

BER Rating:

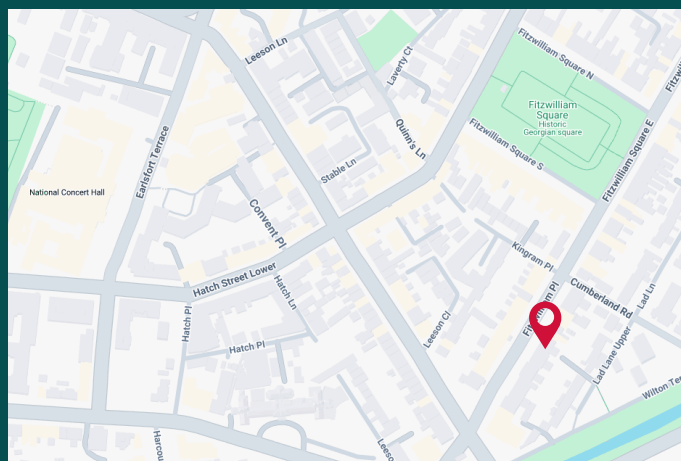
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Guide Price:

€1.5 million exclusive.

Viewing:

Strictly by appointment with the sole agent Knight Frank.



17 Fitzwilliam Place

Map Data © 2024 Google



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