

# No. 18

Fitzwilliam Square  
Dublin 2

For Sale

By Private Treaty

443 sq. m. (4,777 sq. ft.)

'Landmark Building with  
Development Potential'



# DESCRIPTION

Turley Property Advisors are delighted to bring this superbly located, landmark Georgian Office to the market, for Sale by Private Treaty. No. 18 has dual frontage onto Fitzwilliam Square and Fitzwilliam Place. The property extends to a NIA of 443 sq. m. (4,777 sq. ft.) and benefits from a rear car park for up to 7 cars. There is also the development potential to the rear subject to planning permission.

The property comprises a unique 5 storey Georgian building with offices on every floor except for the 3rd floor which comprises a large one-bedroom apartment. The building is presented in excellent condition with a mix between large reception rooms and several cellular office suites.

The property boasts many original Georgian features including high ceilings and feature fireplaces and one of the finest examples of a Georgian stairs in the city. The total ERV with full occupancy is in excess of €160,000 per annum.



18  
FSQ

## ACCOMMODATION

Approximate Net Internal Area:

- Basement 80.1 sq. m.
- Ground Floor 94.9 sq. m.
- First Floor 89.7 sq. m.
- Second Floor 88.9 sq. m.
- Third Floor 90.0 sq. m.
- 7 Car parking space to rear

Total: 443.8 sq. m. (4,777 sq. ft.)

## LOCATION

Located in the Heart of Georgian Dublin, Fitzwilliam Square is one of Dublin's most prestigious addresses. Number 18 is within walking distance from Grafton Street, Stephens Green, Merrion Square, and located right on Fitzwilliam Square.

There is no shortage of any amenity one might need including but not limited to; high end restaurants, coffee shops, and hotels all topped off by being located right in the centre of the cities CBD.

The property also boasts exclusive access to the Fitzwilliam Square Park that is only accessible to residents of the square.

The area is also exceptionally serviced by public transport links with multiple Luas stops within walking distance including Stephens Green, Harcourt, and Charlemont. The DART is accessible through Pearse Street station, and the area is serviced by numerous bus routes.



Unique Georgian Building

Significant Development Potential

Dublins Central Business District

## TENANCY SCHEDULE

Unit: Basement  
Tenant: Dr. Quinlan (Dentist)  
Rent: €30,000  
Size: 862.2 sq. ft.  
Lease: 20 years  
Expires: 1st October 2027

Unit: Ground Floor  
Tenant: Seven Psycology  
Rent: €30,000  
Size: 862.2 sq. ft.  
Lease: 4 year 11 month  
Expires: 31st July 2025

Unit: 1<sup>st</sup> Floor –  
Tenant: Paul Allen & Assoc  
Rent: €28,000  
Size: 966.16 sq. ft.  
Lease: 4 years 9 months  
DOR signed  
Expires: 31st December 2022

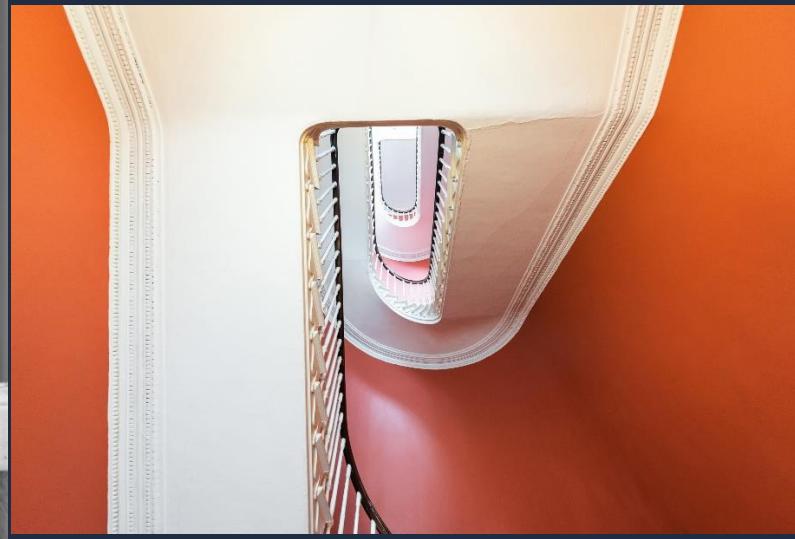
Unit: Part 2<sup>nd</sup> Floor  
Tenant: Dr. Gamett Mahev  
Rent: €12,500  
Size: 549 sq. ft.  
Lease: 3 years  
Expires: 10th December 2024

Unit: Part 2<sup>nd</sup> Floor  
Tenant: Norths Property  
Rent: €13,000  
Size: 458 sq. ft.  
Lease: 3 years  
Expires: 10th December 2024

Vacant 3<sup>rd</sup> floor Residential  
1 bed apartment  
ERV: €24,000

7 spaces available €21,000

ERV: €160,000 PER ANNUM





**PRICE**

€2,800,000

**BER**

Exempt

**METHOD**

Private Treaty

**AGENT**

Nick O'Loughlin

**PHONE**

01 479 1500

**AGENT**

Michael Turley

**EMAIL**

[Nick@turley.ie](mailto:Nick@turley.ie)

**PARKING**

7 spaces

**SOLICITOR**

Cusack Solicitors



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