



**FOR SALE** BY PRIVATE TREATY

## Prestige Georgian Office 12 Clare Street, Dublin 2



Four Storey over-basement mid terraced Georgian office building.



Entire extends to a net internal floor area of approximately 338.20 sq. m. (3640.18 sq. ft.).



Ideal for professional/corporate offices in high profile location within Dublin's south Georgian core.



Full vacant possession.



Enclosed secure car park (5 spaces) to the rear



Excellent public/private transport facilities in immediate vicinity

01-676 2711  
avisonyoung.ie

**AVISON  
YOUNG**

## Location

12 Clare Street is an attractive Georgian office building located in the heart of Dublin's central business district which is the prime location for corporate, state and professional offices. This building and its location are ideally suited to businesses, professional practices or institutional occupiers seeking a highly accessible prestigious location convenient to all city centre amenities and public transport.

There are numerous City Bus stops nearby while Pearse DART and main line rail station is less than a 5-minute walk and both the St. Stephen's Green and Dawson Street Luas stops are within 10 minutes' walk. The building is prominently located within the city's Georgian core which includes Merrion Square, Dáil Éireann, The National Gallery, Trinity College and a wide range of restaurants, cafes, banks, pubs and hotels including The Mont, Davenport, Alexander and the 5 Star Merrion.



### Luas

Dawson Street (Cross City) – 5 mins walk  
St Stephens Green (Green Line) – 10 mins walk  
Abbey Street (Red Line) – 15 mins walk



### Dart

Pearse Street Station – 4 mins walk  
Tara Street Station – 4 mins walk  
Connolly Train Station – 15 mins walk



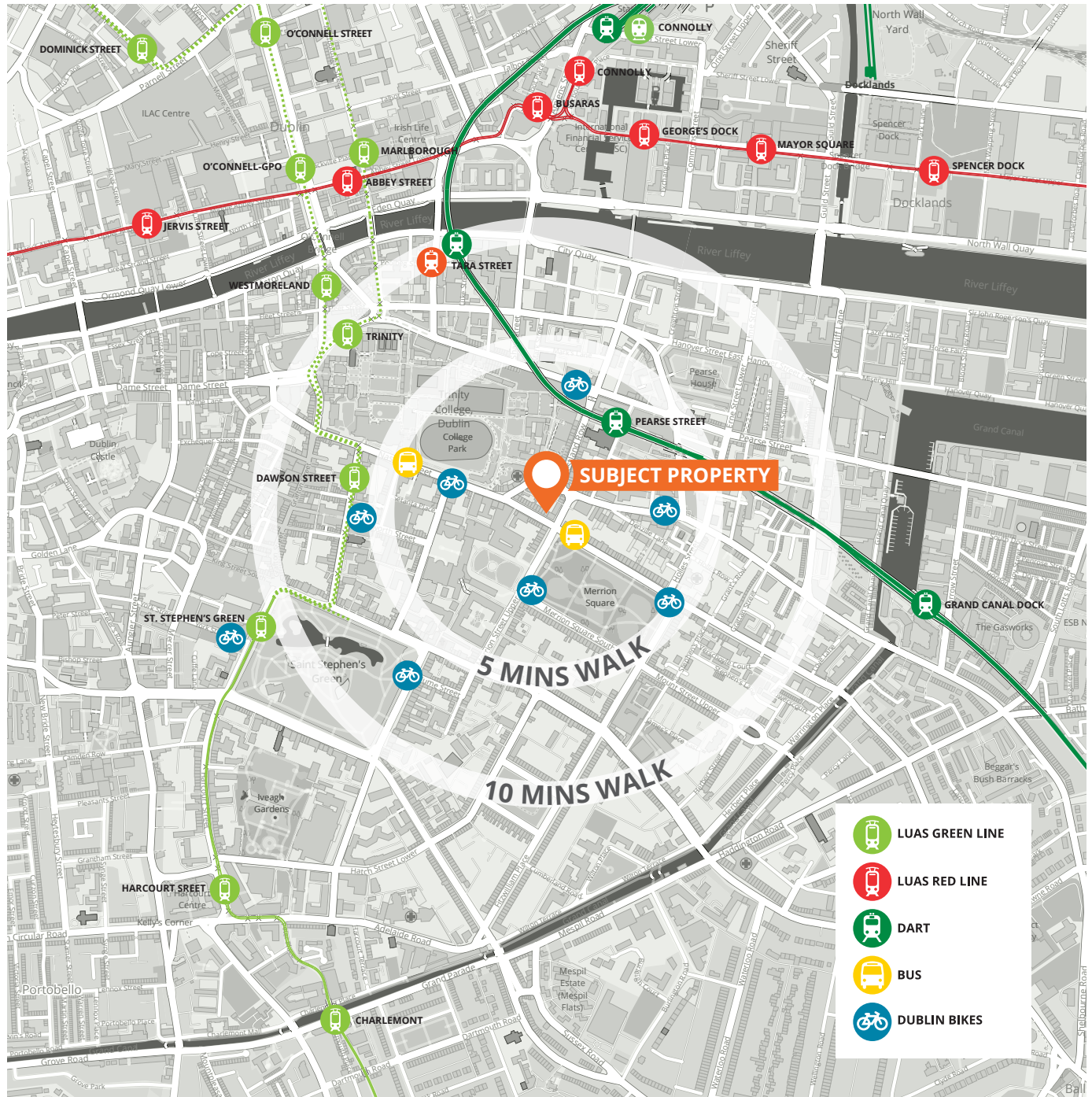
### Dublin Bus

Nassau Street – 5 mins walk  
Merrion Square – 1 mins walk



### Dublin Bikes

Leinster Street South – 2 mins walk  
Merrion Square West – 2 mins walk  
Fenian Street – 300m – 3 mins walk



## Description

No. 12 Clare Street comprises a four storey over basement Georgian building which extends to a total Net Internal Floor Area of approximately 338.20 sq. m. (3640.18 sq. ft.). The property is in need of refurbishment however, offers generous proportioned accommodation retaining many of its period features including detailed cornicing and marble fire places. The accommodation is laid out in a combination of various open plan/cellular office space with large, impressive rooms on the ground, first and second floors. Internal finishes comprise plastered and painted ceilings and a mix of flush, strip and spotlight fittings provided throughout. The property benefits from an enclosed secure car park (5 spaces) to the rear accessed from Merrion Close.



## Floor Areas

We summarize hereunder the floor areas of the building on a Net Internal basis;

DESCRIPTION	SQ.M	SQ.FT
Ground Floor - Office	76.18	820.03
First Floor - Office	76.73	825.94
Second Floor - Office	54.98	591.82
Third Floor - Office	65.62	706.35
Basement - Storage / Office	64.69	696.34
<b>Total Net Internal Area</b>	<b>338.20</b>	<b>3640.33</b>

## SITE AREA

DESCRIPTION	HECTARES	ACRES
Site	0.033	0.082



## Zoning

The subject property is situated within an area zoned Land Use Objective Z5 in the Dublin City Development Plan 2016 - 2022. Objective Z5 - City Centre "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity".

## Protected Structure

The property is included in Dublin City Councils register of protected structures - Reference No. 1889

## Title

Freehold

## Services

We understand that all mains services are available to the property.

## Price

On Application.

## Viewings

Strictly by appointment with the selling agents.

## BER

BER EXEMPT



## Sole Selling Agents

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