

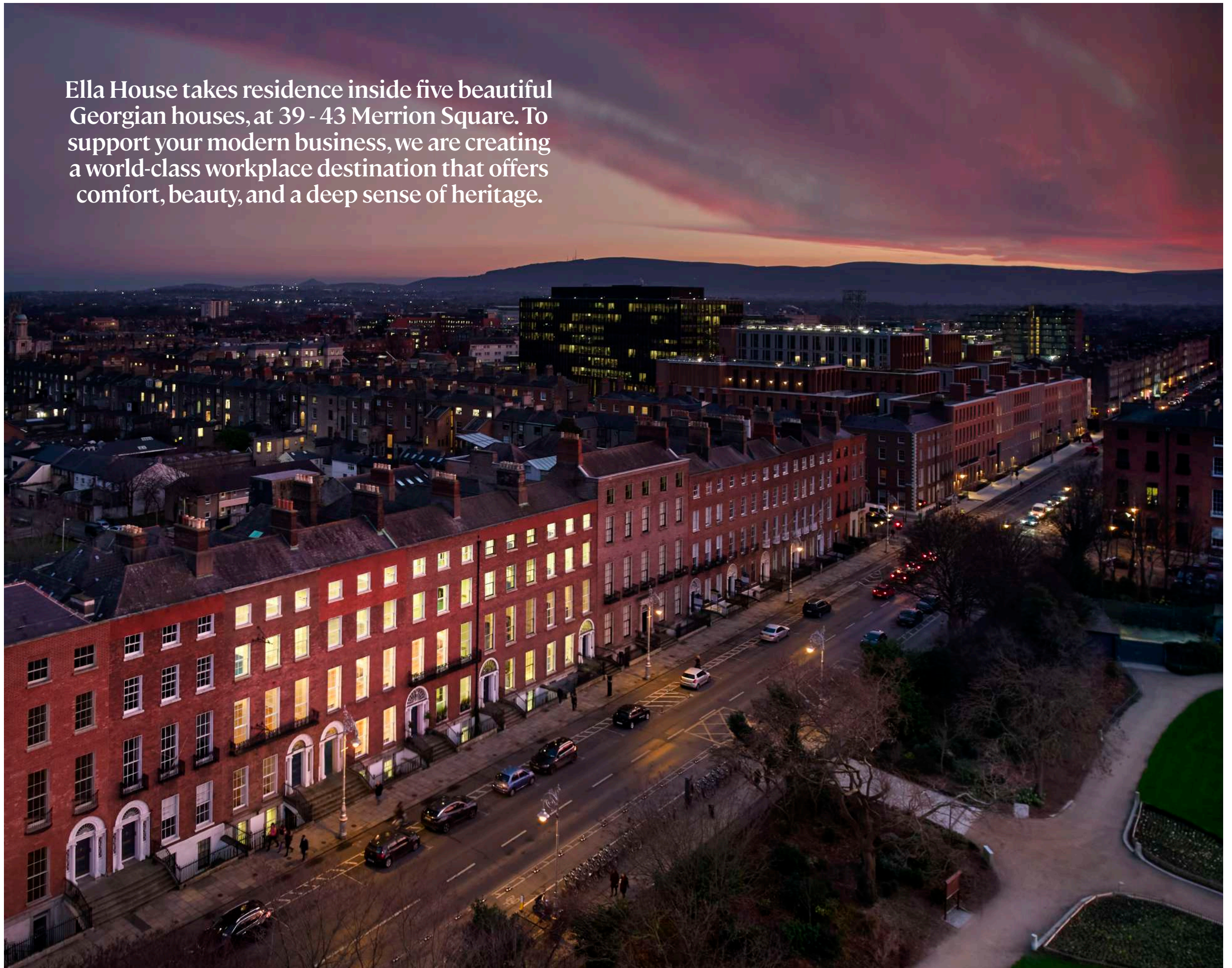


# ELLA HOUSE

Exceptional Workspaces by Sonbrook



Ella House takes residence inside five beautiful Georgian houses, at 39 - 43 Merrion Square. To support your modern business, we are creating a world-class workplace destination that offers comfort, beauty, and a deep sense of heritage.





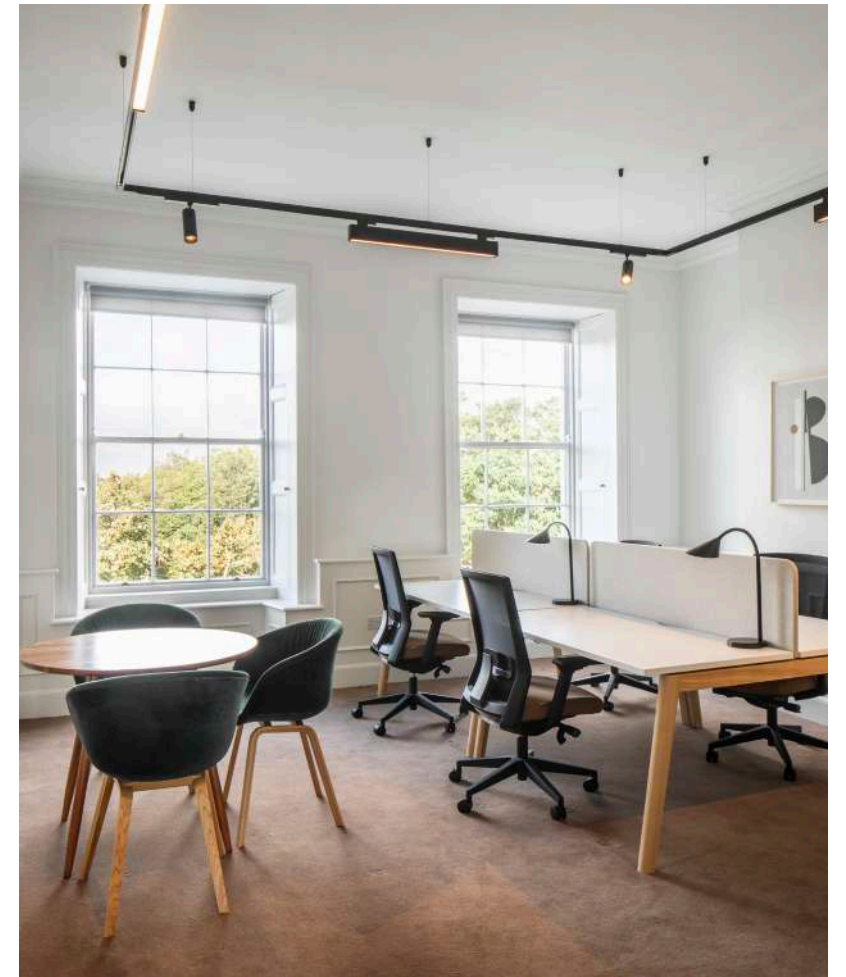
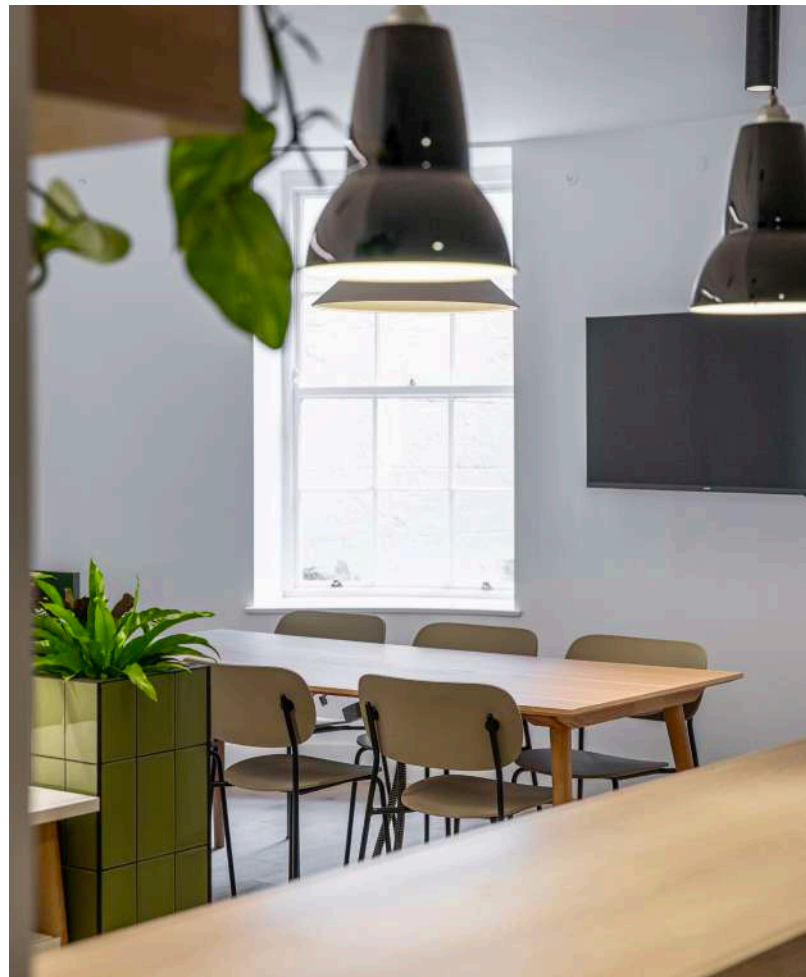
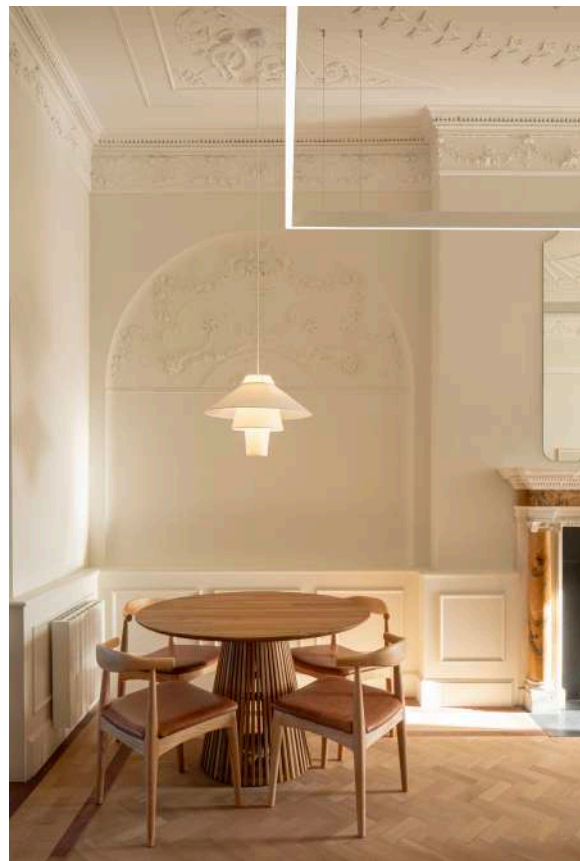
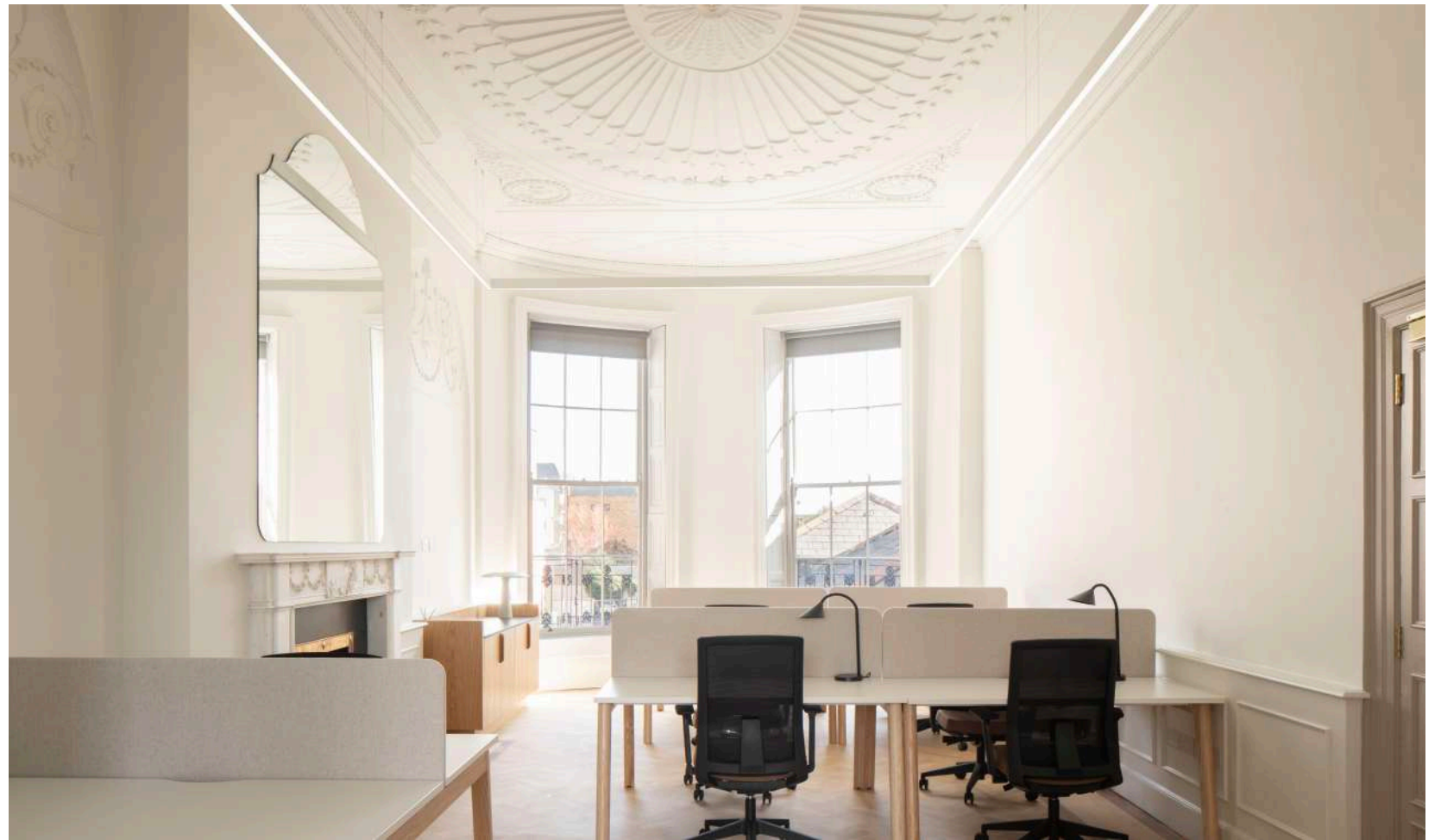


**Experience a  
layered private  
workspace inspired  
by historic context,  
rich with exquisite  
detailing and  
enhanced with  
every modern  
convenience.**

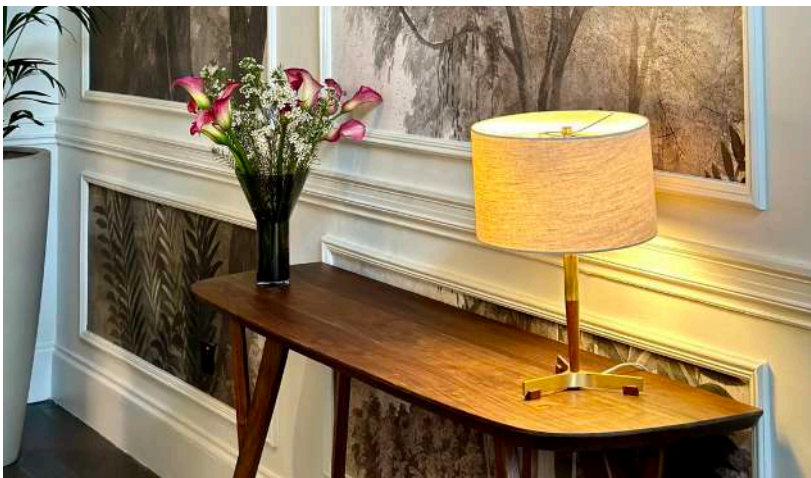
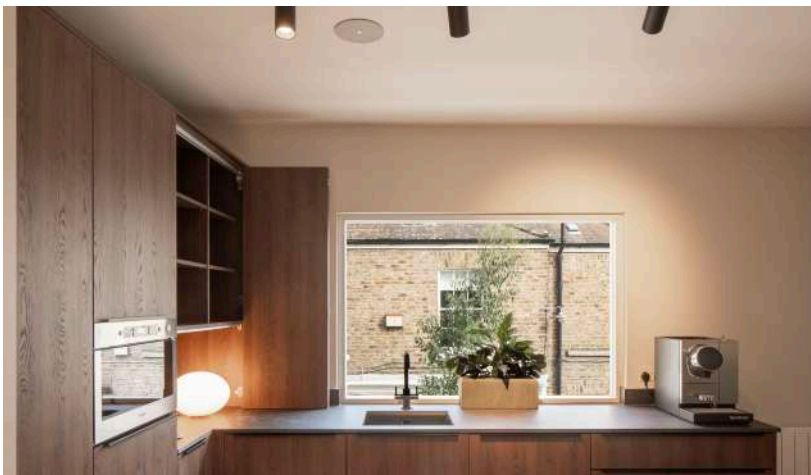


# Designed for wellbeing

Enjoy light-filled spaces and an elegant aesthetic as you go about your working day.

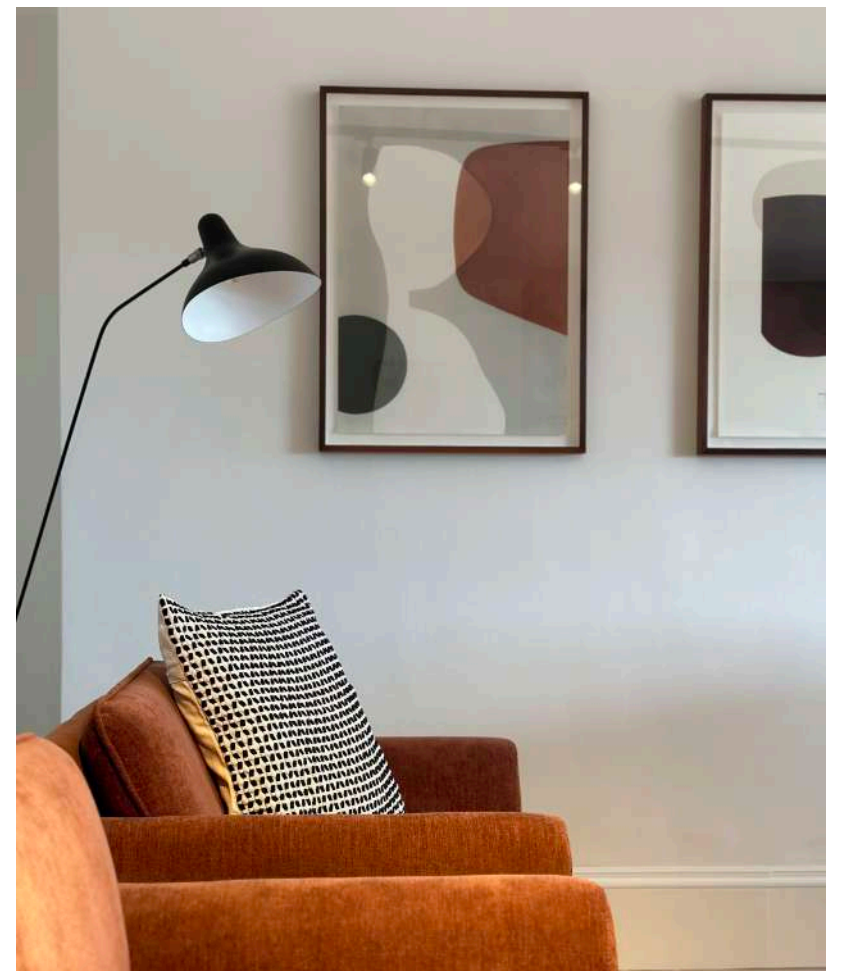
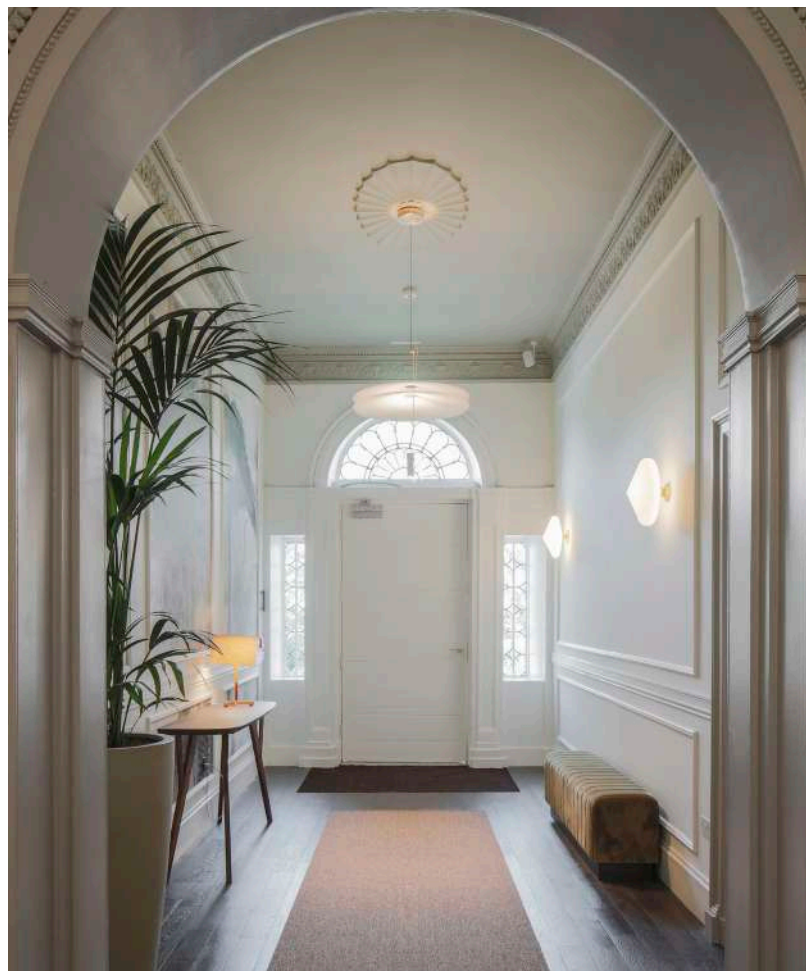
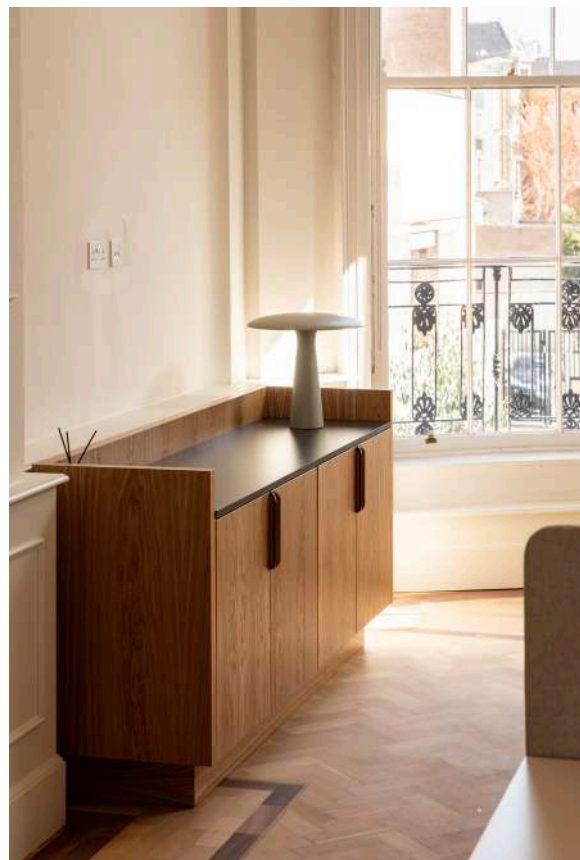




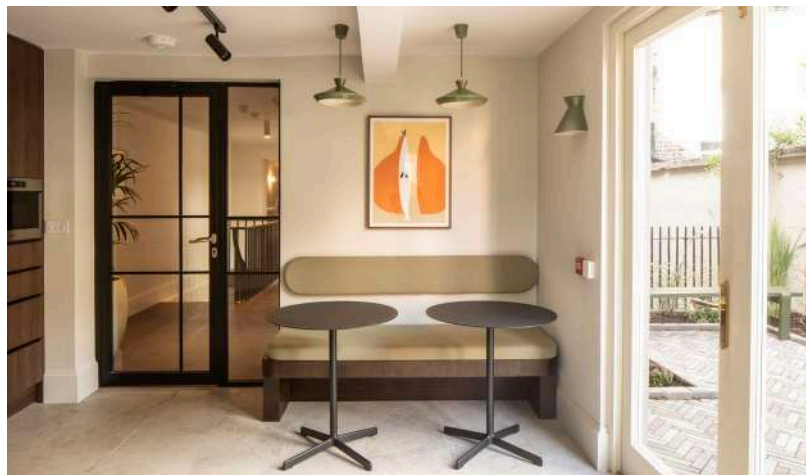
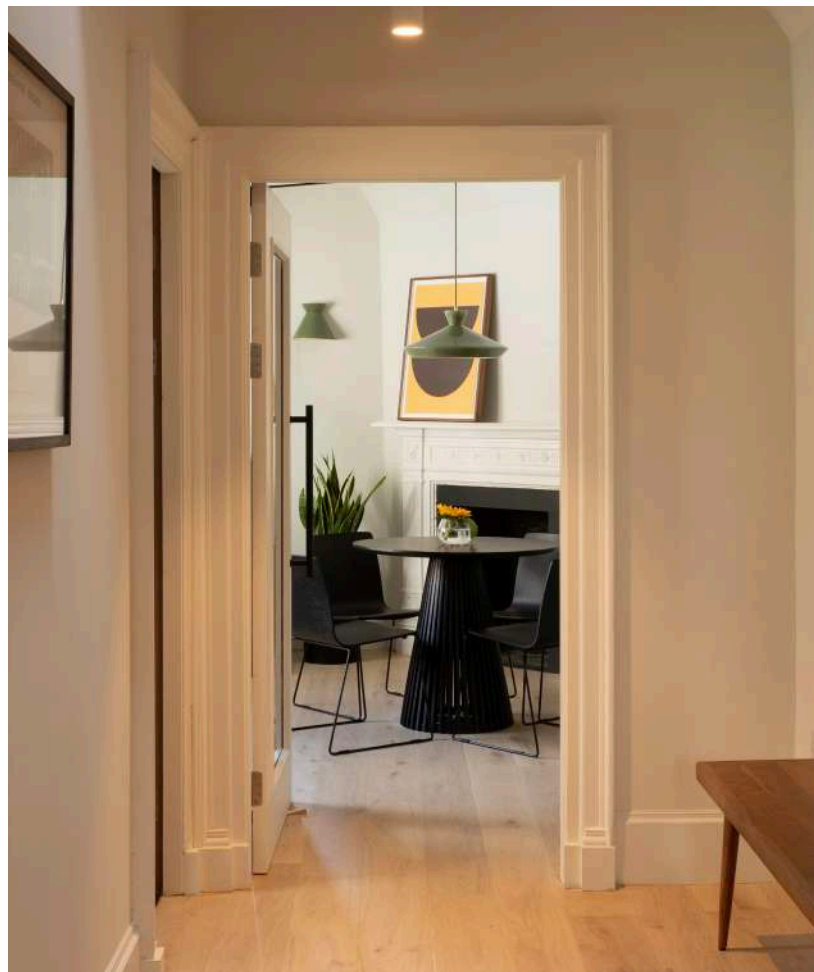




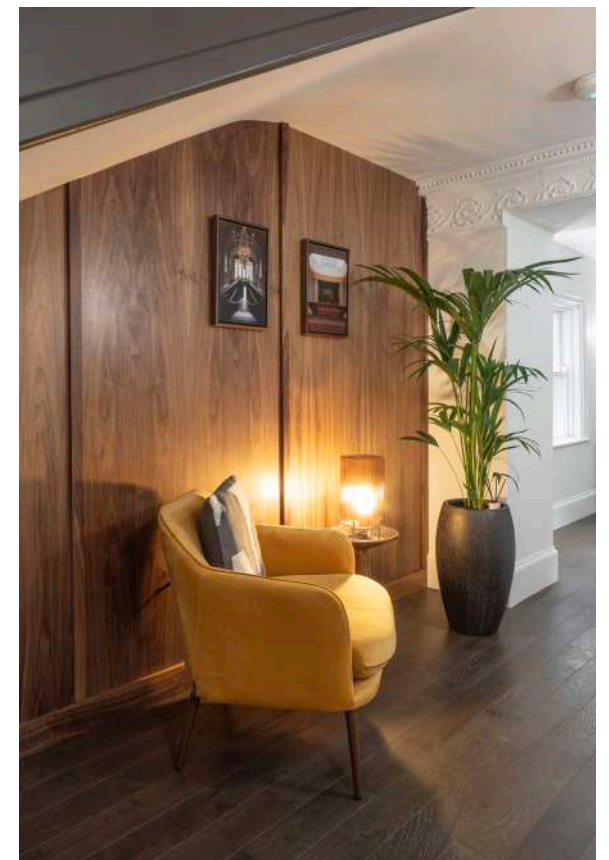
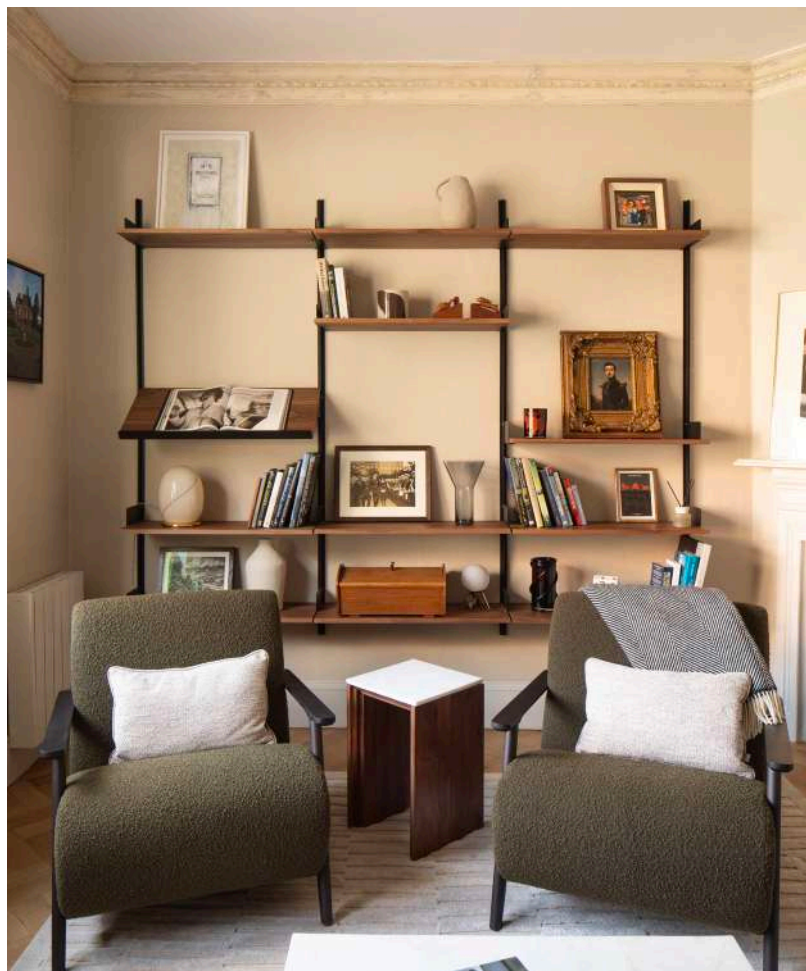
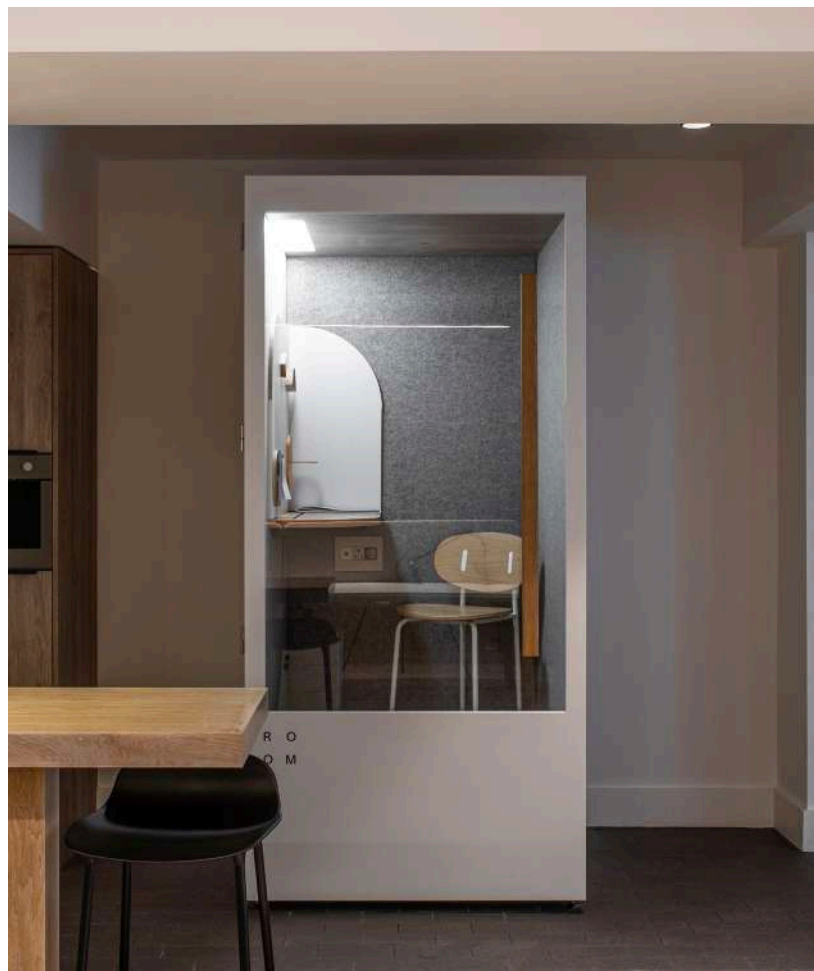
Soft colour palettes are woven subtly throughout the buildings with the utmost respect for the original historic elements.







**Formal and informal meeting and breakout spaces dotted throughout the building encourage social interaction and creative collaboration.**







## Ella House features & amenities:

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Superfast, fibre-optic broadband, custom data networks and Wi-Fi infrastructure

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10 bespoke tech-enabled meeting rooms with latest AV/ video conferencing technology

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Onsite management suite with expert hospitality team

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Three beautifully planted gardens and courtyard spaces to enjoy

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Our garden fitness zone for yoga classes and circuit training

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Breakout and lounge spaces

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Kitchens stocked with complimentary tea, coffee and fruit

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Deluxe showers, lockers and safe bicycle storage

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Onsite bikes by Bleeper

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App-controlled heating system

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Reception hallways with bespoke paneling and feature lighting to create lasting first impressions

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Energy-efficient building design features to ensure environmental impact is minimized and reduced operating costs

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Exclusive Members events

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24/7 access

# It's incredibly simple

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21 bespoke office spaces from 500 sq ft to 7,000 sq ft (45,000 sq ft in total)

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Flexible contract lengths from 6 months to 3+ years

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One monthly bill

We want to give business owners and their employees the space and resources they need to thrive. From world-class design to upgraded technology and amenities, to a carefully curated customer experience, Ella House offers everything that modern businesses need to succeed.





# Member services

The Ella House 5\* hospitality team is on hand to help with everything from booking and preparing meeting rooms to tech requests and event planning.

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Concierge services

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On-demand tech support

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Event planning service

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Catering service

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Speciality coffee and refreshments

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Networking and Social events

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Breakout and lounge spaces





# Meetings made easy

**Choose from 10  
bespoke meeting spaces  
accommodating  
4 - 16 people, bookable  
24/7 with our user-  
friendly app.**

Each Ella House meeting room is equipped with the latest audio-visual technology and designed to enhance productivity and encourage innovation. Avail of premium catering services and onsite tech support to ensure your meeting experience is effective, enjoyable and seamless.







# Your private garden

Escape to one of our beautifully planted gardens, nestled to the rear of Ella House. Take a break from your day in a calm, green oasis and allow nature to recharge your mental and physical wellbeing.

You'll feel free from the hustle and bustle of urban life, even though you are in the heart of it.







# Your front garden

With Merrion Square Park as your garden, you'll be part of what makes our city and its culture meaningful, special, and unique.

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One circuit of the park (11 acres) is 1,000 steps. Take your next call on a stroll!

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Popular food market every Thursday

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Lots of cultural & family orientated events are held in the park throughout the year







# Ella House enjoys numerous sustainable transport choices:

Train & DART  
services

**9 Minute**  
walk

LUAS tram  
(Green Line)

**12 Minute**  
walk

Dublin Bus  
major routes

**5 Minute**  
walk

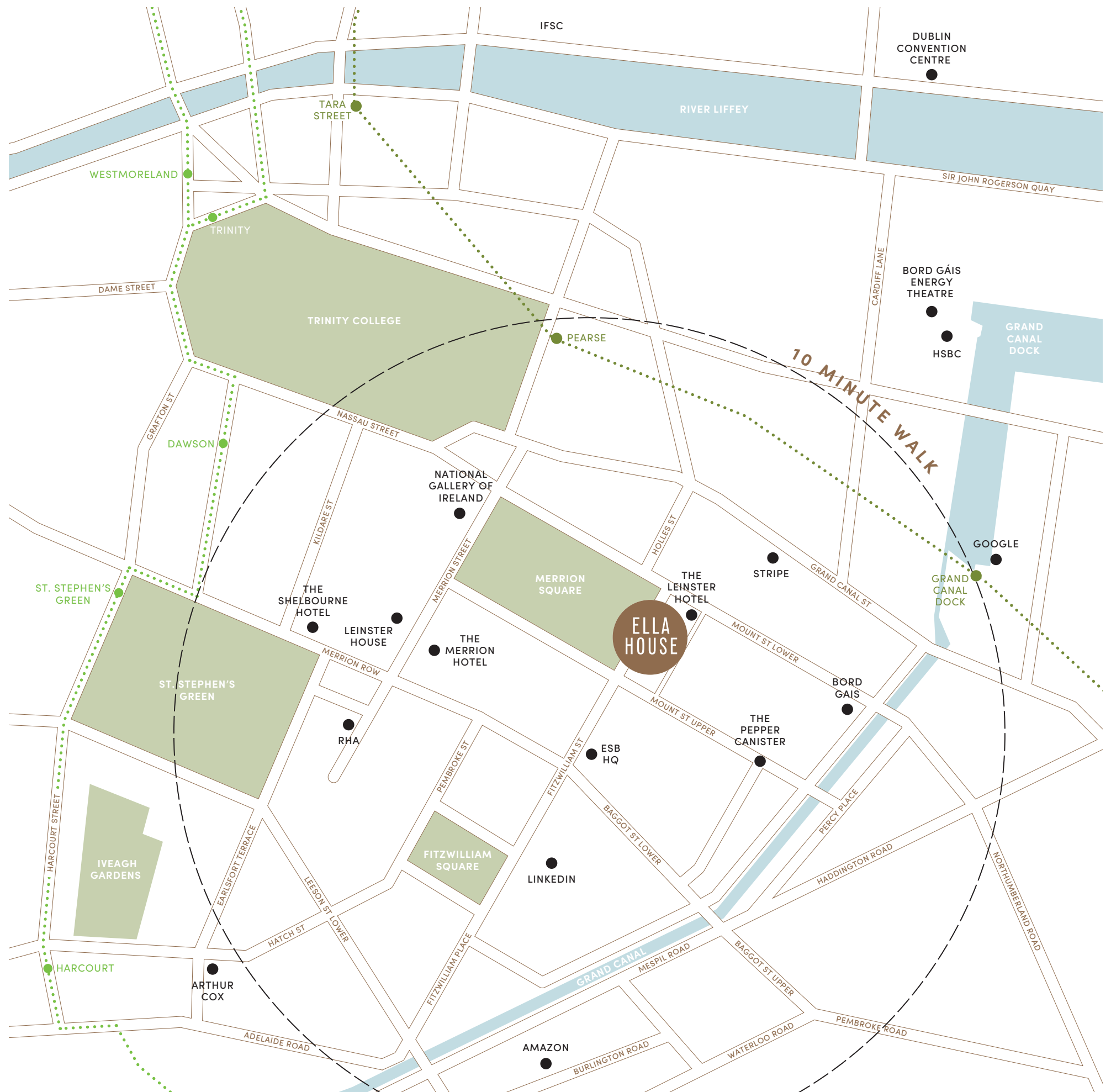
Dublin Airport

**25 Minute**  
drive

Electric bike  
scheme onsite

Dublin Bikes  
station on  
doorstep

Onsite bike/  
scooter store

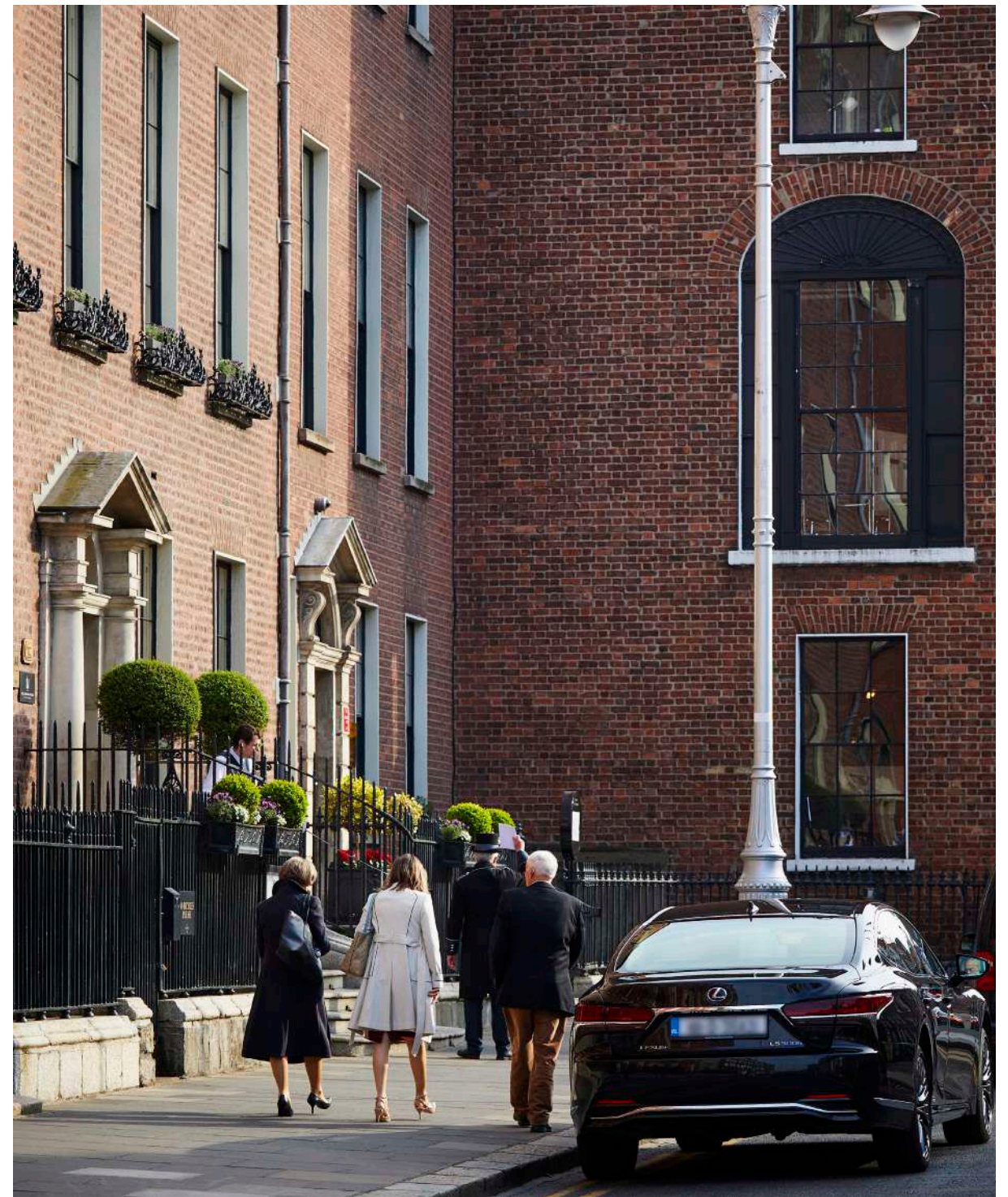




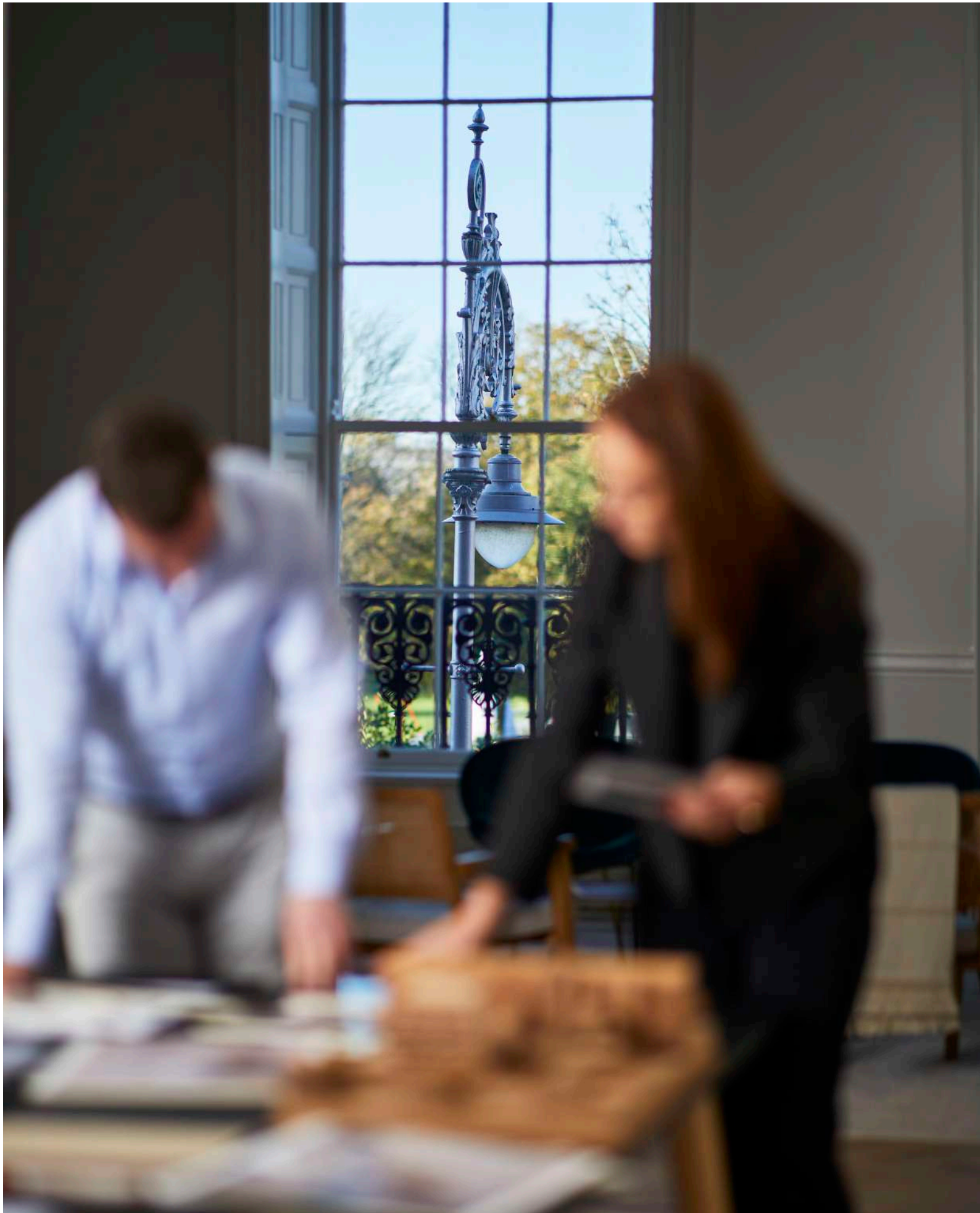
“IT IS A PRIVILEGE  
FOR ME TO WORK AND  
LIVE ON MERRION  
SQUARE, ONE OF THE  
MOST BEAUTIFUL  
SQUARES IN DUBLIN”

**LOUISE KENNEDY**

OWNER OF LOUISE KENNEDY,  
RENOWNED LUXURY LIFESTYLE BRAND







# A modern conservation philosophy

**At Ella House, we have inherited a wealth of original features and materials, which we are sympathetically restoring.**

The growing awareness of the environmental benefits of refurbishing an existing building over constructing a new building is now leading to policy change. The carbon footprint of a refurbished building is, in fact, half that of a newly-built replacement.

By deploying the latest energy-efficient heating, lighting and solar technology, we have created state-of-the-art sustainable workplaces.

Detailed information to satisfy your property ESG requirements is available upon request or see [www.ellahouse.com/sustainability](http://www.ellahouse.com/sustainability).



“WHEN YOU COMBINE AUTHENTIC  
GEORGIAN DETAILING WITH MODERN  
FORM, THE RESULTS ARE DAZZLING.”





# Why we named it Ella House

**Dr. Ella Webb (1877–1946), Ireland's first female anaesthetist, worked in one of our houses – No. 40 Merrion Square.**

Dr. Ella was a medical trailblazer, tireless advocate for children's health and courageous volunteer. During the worst of the 1916 Easter Rising, she quickly turned No. 40 into an emergency hospital, saving many lives.

In memory of the pioneering spirit of her life and her work, we are proud to name Ella House after her.



Officers, members and voluntary helpers of the St. John Ambulance Brigade on duty outside No. 40, Dublin, June-July, 1922







# ELLA HOUSE

**Enquire today:**  
[enquiries@ellahouse.com](mailto:enquiries@ellahouse.com)  
[www.ellahouse.com](http://www.ellahouse.com)

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Sonbrook, 128 Lower Baggot Street, Dublin 2, D02 A430  
[www.sonbrook.com](http://www.sonbrook.com)

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[www.ellahouse.com](http://www.ellahouse.com)