



ELLA HOUSE

39-43 MERRION SQUARE EAST

Floor Plans & Specifications

Exceptional Workspaces by Sonbrook

ELLA HOUSE

39-43 MERRION SQUARE EAST

Ella House features & amenities:

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

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

Onsite management suite with expert hospitality team

Three beautifully planted gardens and courtyard spaces to enjoy

Our garden fitness zone for yoga classes and circuit training

Breakout and lounge spaces

Kitchens stocked with complimentary tea, coffee and fruit

Deluxe showers, lockers and safe bicycle storage

Onsite bikes by Bleeper

App-controlled heating system

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

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

Exclusive Members events

Specialist Management Team

Our five-star hospitality-trained team are always on hand to ensure your day-to-day experience is seamless, leaving you free to focus on what's important – safe in the knowledge your people are content and always well looked after.

- Each office is linked by direct handset to the Management Suite with full time reception and hospitality team at your service.
- Tech and AV trained team members.
- Parcel collection and storage.
- Catering, event management and concierge services can be provided*.

Sustainability a priority

From building design through to operations at Ella House, embracing a positive environmental impact is a top priority.

For more see: www.ellahouse.com/sustainability

Interior Design Ethos

Spaces to Inspire

Inspired by the ever-changing views overlooking Dublin's finest Georgian Square, the design language at Ella House follows a simple ethos of contemporary, understated and refined. This aesthetic language references the evolving seasonal transitions of the Square, and influences materiality, colour palettes, art, lighting & objects.

Contemporary elements are subtly woven and layered throughout, with the utmost respect for the rich historical details found within the houses.

* Additional costs may apply

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Schedule of Accomodation

House No.	Suite No.	Level	Desk Capacity	Area Sq.m	Area Sq.ft	Orientation
39	39.1	Garden Level Suite	16 desks	104	1,119	Dual Aspect
39	39.2	Ground Floor Suite	12 desks	66	710	Dual Aspect
39	39.3	First Floor Suite	18 desks	85	915	Dual Aspect
39	39.4	Duplex Penthouse Suite	27 desks	172	1,851	Dual Aspect
40	40.1	Garden Level Suite	14 desks	102	1,098	Dual Aspect
40	40.2	Management Suite	–	–	–	–
40	40.3	First Floor Suite	18 desks	101	1,087	Dual Aspect
40	40.4	Duplex Penthouse Suite	31 desks	185	1,991	Dual Aspect
41	41.1	Garden Level Suite	16 desks	92	990	Dual Aspect
41	41.2	Ground Floor Suite	10 desks	46	495	Garden Aspect
41	41.3	First Floor Suite	18 desks	97	1,044	Dual Aspect
41	41.4	Duplex Penthouse Suite	25 desks	183	1,969	Dual Aspect
42	42.1	Garden Level Suite	19 desks	103	1,109	Dual Aspect
42	42.2	Ground Floor Suite	10 desks	81	871	Dual Aspect
42	42.3	First Floor Suite	18 desks	123	1,324	Dual Aspect
42	42.4	Duplex Penthouse Suite	25 desks	181	1,953	Dual Aspect
43	43.1	Garden Level Suite	14 desks	97	1,044	Dual Aspect
43	43.2	Ground Floor Suite	10 desks	46	495	Garden Aspect
43	43.3	First Floor Suite	18 desks	98	1,055	Dual Aspect
43	43.4	First Floor Garden Suite	7 desks	43	463	Garden Aspect
43	43.5	Duplex Penthouse Suite	25 desks	191	2,055	Dual Aspect

Information provided is indicative only and subject to change.

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ELLA HOUSE

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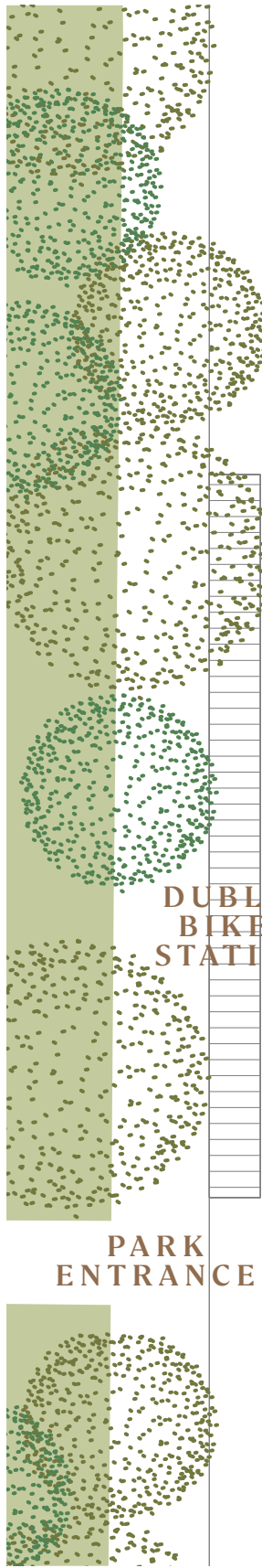
Garden Level Suites

Smart, flexible dual aspect suites with their own entrance, private courtyard space, restrooms, kitchen and meeting spaces.

House No.	Suite No.	Desk Capacity	Area Sq.m	Area Sq.ft	Orientation
39	39.1	16 desks	104	1,119	Dual Aspect
40	40.1	14 desks	102	1,098	Dual Aspect
41	41.1	16 desks	92	990	Dual Aspect
42	42.1	19 desks	103	1,109	Dual Aspect
43	43.1	14 desks	97	1,044	Dual Aspect

Please note that suites 39.1 and 40.1 can be combined to form a 206 sq.m/2,217 sq.ft suite with up to 30 desks.

Suites 42.1 and 43.1 can also be combined to form a 200 sq.m/2,153 sq.ft suite with up to 33 desks.

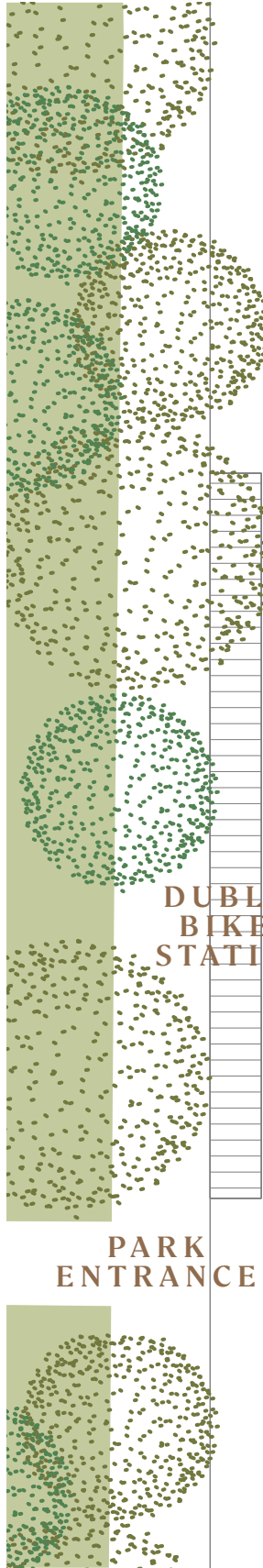


MERRION
SQUARE
EAST

DUBLIN
BIKES
STATION

PARK
ENTRANCE





MERRION
SQUARE
EAST

DUBLIN
BIKES
STATION

PARK
ENTRANCE



ELLA HOUSE

39-43 MERRION SQUARE EAST

Ground Floor Suites

A mix of dual and garden
aspect suites with
Georgian detailing and
tall ceilings.

House No.	Suite No.	Desk Capacity	Area Sq.m	Area Sq.ft	Orientation
39	39.2	12 desks	66	710	Dual Aspect
41	41.2	10 desks	46	495	Garden Aspect
42	42.2	10 desks	81	871	Dual Aspect
43	43.2	10 desks	46	495	Garden Aspect

Not to scale. Floor plans, areas and furniture layouts are indicative only and subject to change.

ELLA HOUSE

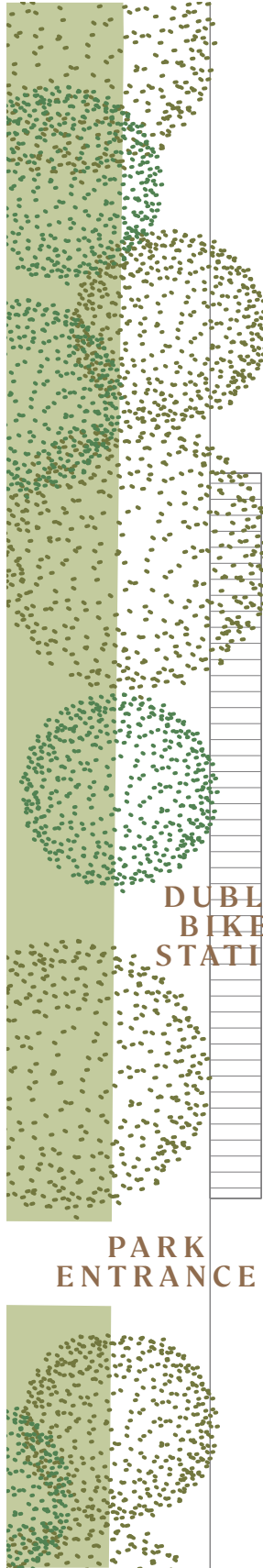
39-43 MERRION SQUARE EAST

First Floor Suites

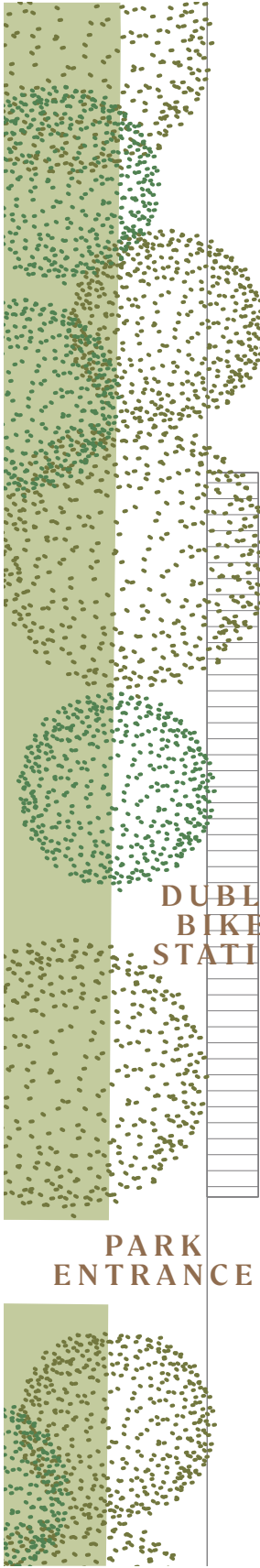
Signature dual aspect suites at Piano Nobile level with stunning views of the Park, fine Georgian detailing and tall ceilings.

House No.	Suite No.	Desk Capacity	Area Sq.m	Area Sq.ft	Orientation
39	39.3	18 desks	85	915	Dual Aspect
40	40.3	18 desks	101	1,087	Dual Aspect
41	41.3	18 desks	97	1,044	Dual Aspect
42	42.3	18 desks	123	1,324	Dual Aspect
43	43.3	18 desks	98	1,055	Dual Aspect
43	43.4	7 Desks	43	463	Garden Aspect

Please note that Suites 42.3 and 43.3 can be combined to form a 221 sq.m/2,379 sq.ft suite with up to 36 desks.



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MERRION
SQUARE
EAST

DUBLIN
BIKES
STATION

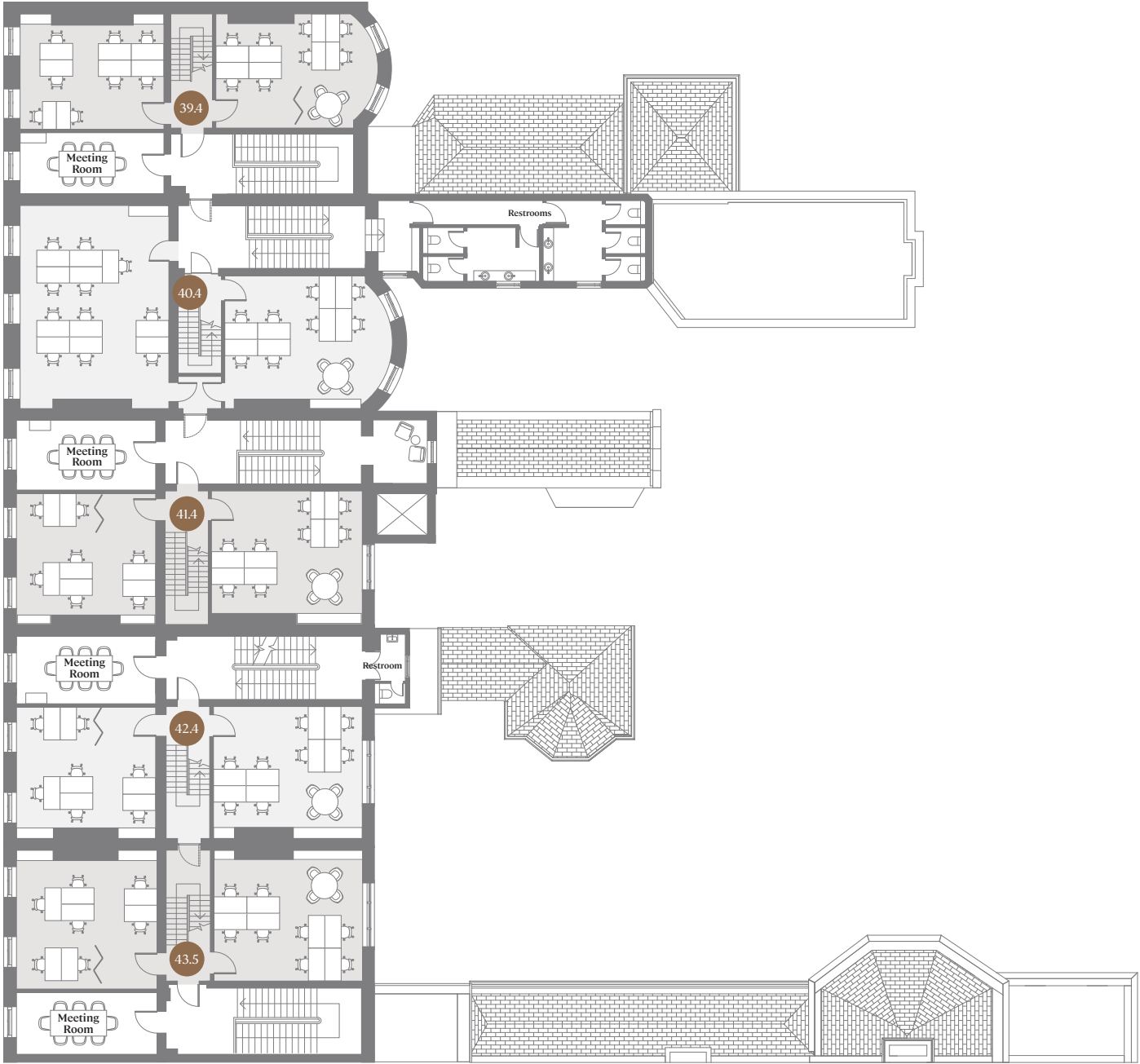
39

40

41

42

43



ELLA HOUSE

39-43 MERRION SQUARE EAST

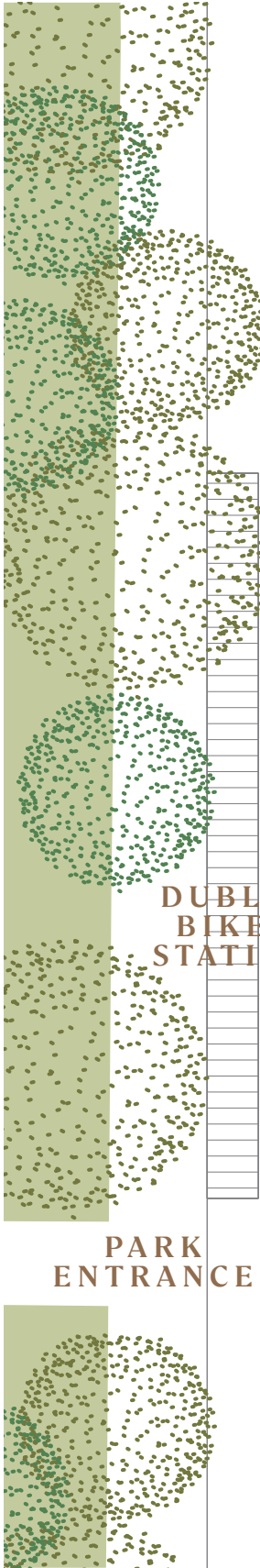
Duplex Penthouse Suites (Second Floor)

These suites, over two levels, enjoy incredible city views and their own kitchen/dining/lounge spaces and restrooms.

House No.	Suite No.	Desk Capacity	Area Sq.m	Area Sq.ft	Orientation
39	39.4	27 desks	172	1,851	Dual Aspect
40	40.4	31 desks	185	1,991	Dual Aspect
41	41.4	25 desks	183	1,969	Dual Aspect
42	42.4	25 desks	181	1,953	Dual Aspect
43	43.5	25 desks	191	2,055	Dual Aspect

Please note that suites 39.4 and 40.4 can be combined to form a 357 sq.m/3,842 sq.ft suite with up to 58 desks.

Suites 42.4 and 43.5 can also be combined to form a 372 sq.m/4,008 sq.ft suite with up to 50 desks.



MERRION
SQUARE
EAST

DUBLIN
BIKES
STATION

39

40

41

42

43



Mezzanine
Level

ELLA HOUSE

39-43 MERRION SQUARE EAST

Duplex Penthouse Suites (Third Floor)

These suites, over two levels, enjoy incredible city views and their own kitchen/dining/lounge spaces and restrooms.

House No.	Suite No.	Desk Capacity	Area Sq.m	Area Sq.ft	Orientation
39	39.4	27 desks	172	1,851	Dual Aspect
40	40.4	31 desks	185	1,991	Dual Aspect
41	41.4	25 desks	183	1,969	Dual Aspect
42	42.4	25 desks	181	1,953	Dual Aspect
43	43.5	25 desks	191	2,055	Dual Aspect

Please note that suites 39.4 and 40.4 can be combined to form a 357 sq.m/3,842 sq.ft suite with up to 58 desks.

Suites 42.4 and 43.5 can also be combined to form a 372 sq.m/4,008 sq.ft suite with up to 50 desks.

Individual Floor Plans



House
No.
39

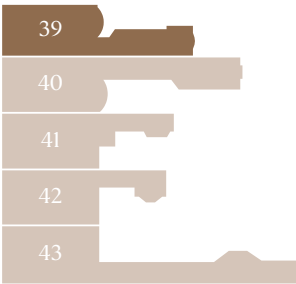
Garden Level Suite

39.1

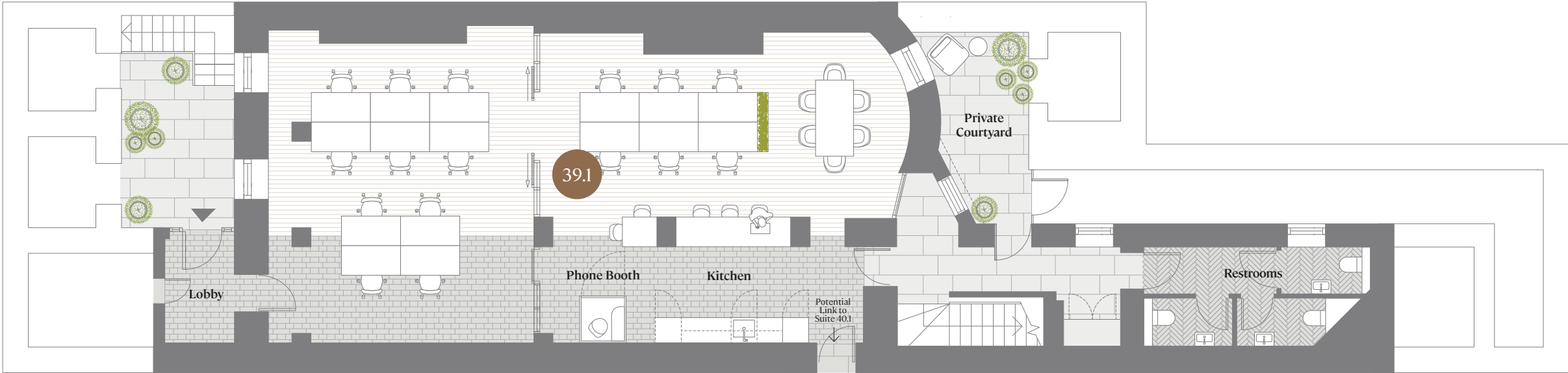
A smart, flexible dual aspect
suite with its own entrance,
private courtyard space,
restrooms and kitchen.

104 sq.m / 1,119 sq.ft
Up to 16 desks

Please note this suite can be connected to the
Garden Suite in No. 40 (40.1) and combined to form
a 206 sq.m/2,217 sq.ft suite with up to 30 desks



MERRION SQUARE EAST



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39-43 MERRION SQUARE EAST

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Exceptional Workspaces by Sonbrook

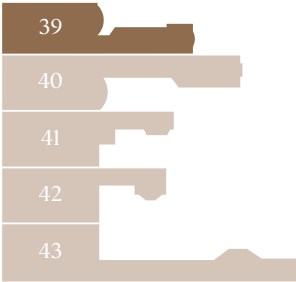
House
No.
39

Ground Floor Suite

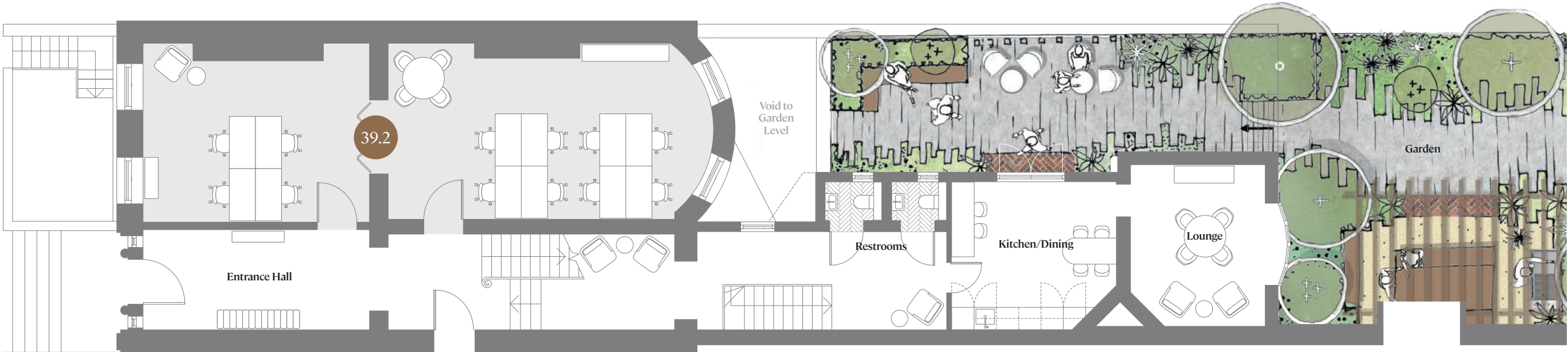
39.2

An attractive dual aspect suite
with Georgian detailing,
tall ceilings and access to a
beautifully landscaped garden
at the rear.

66 sq.m / 710 sq.ft
Up to 12 desks



MERRION SQUARE EAST



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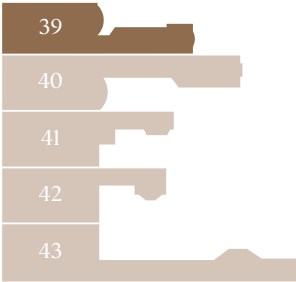
House
No.
39

First
Floor
Suite

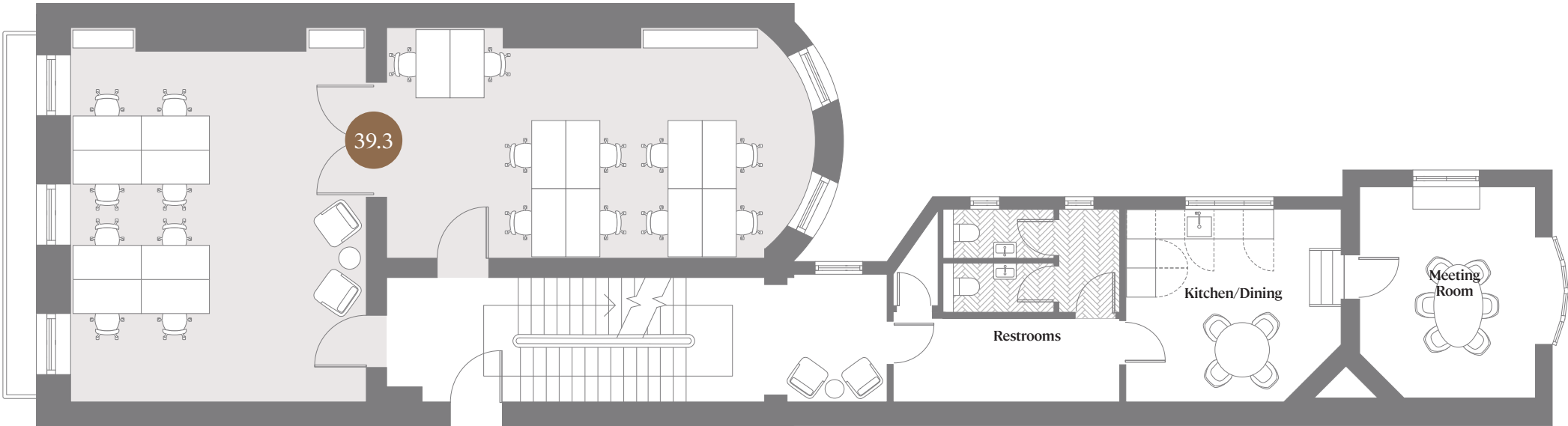
39.3

A signature dual aspect suite at
Piano Nobile level with stunning
views of the Park, fine Georgian
detailing and tall ceilings.

85 sq.m / 915 sq.ft
Up to 18 desks



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House
No.
39

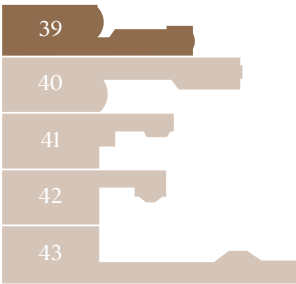
Duplex Penthouse Suite

39.4

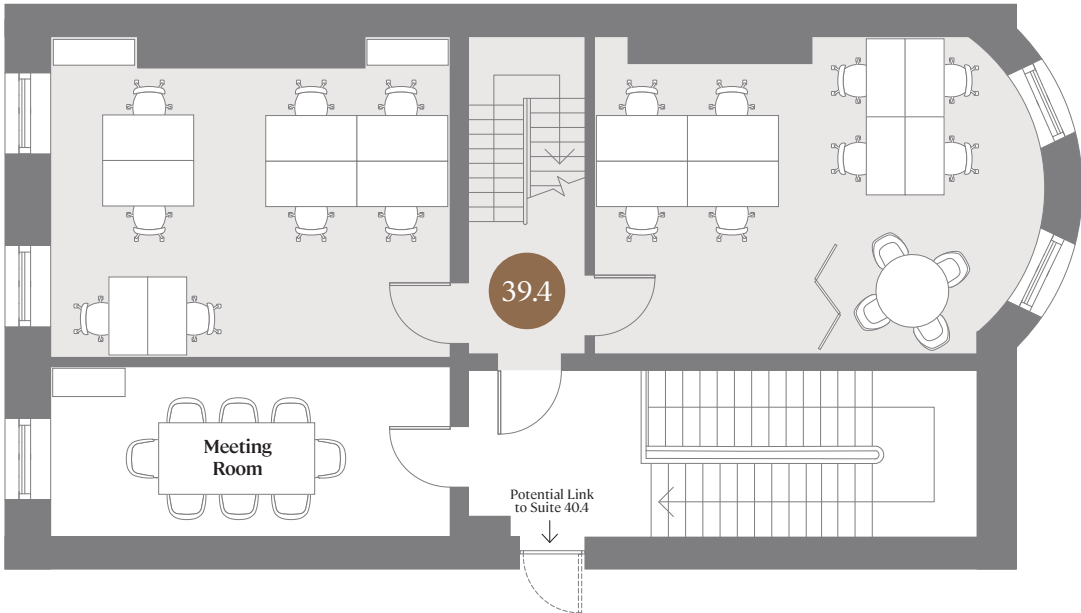
This suite, over two levels, enjoys incredible city views and its own kitchen/dining/lounge space and restrooms.

172 sq.m / 1,851 sq.ft
Up to 27 desks

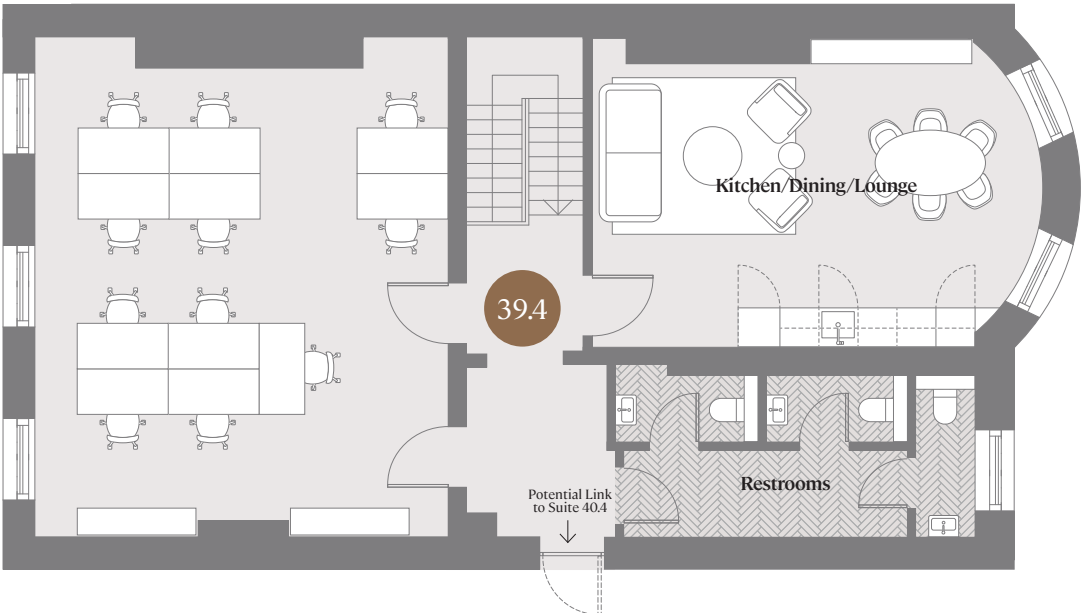
Please note this suite can be connected to the Duplex Suite in No. 40 (40.4) and combined to form a 357 sq.m/3,842 sq.ft suite with up to 58 desks



Second Floor



Third Floor



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House
No.
40

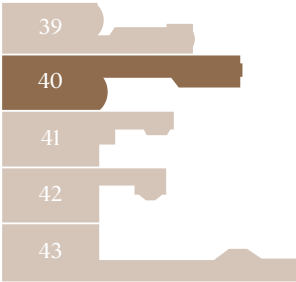
Garden Level Suite

40.1

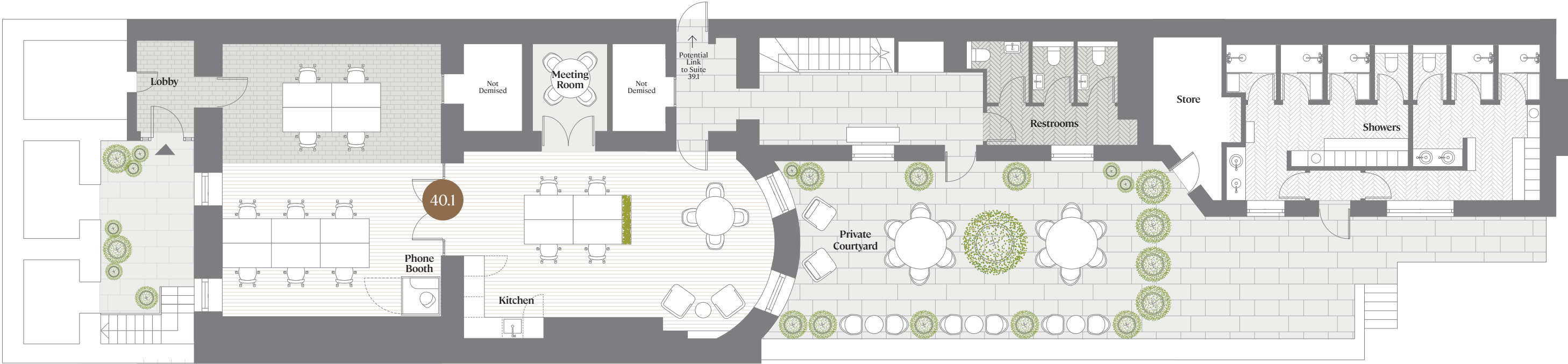
A smart, flexible dual aspect
suite with its own entrance,
generous private courtyard
space, restrooms, kitchen and
meeting room.

102 sq.m / 1,098 sq.ft
Up to 14 desks

Please note this suite can be connected to the
Garden Suite in No. 39 (39.1) and combined to form
a 206 sq.m/2,217 sq.ft suite with up to 30 desks



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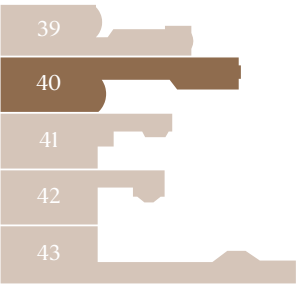
39-43 MERRION SQUARE EAST

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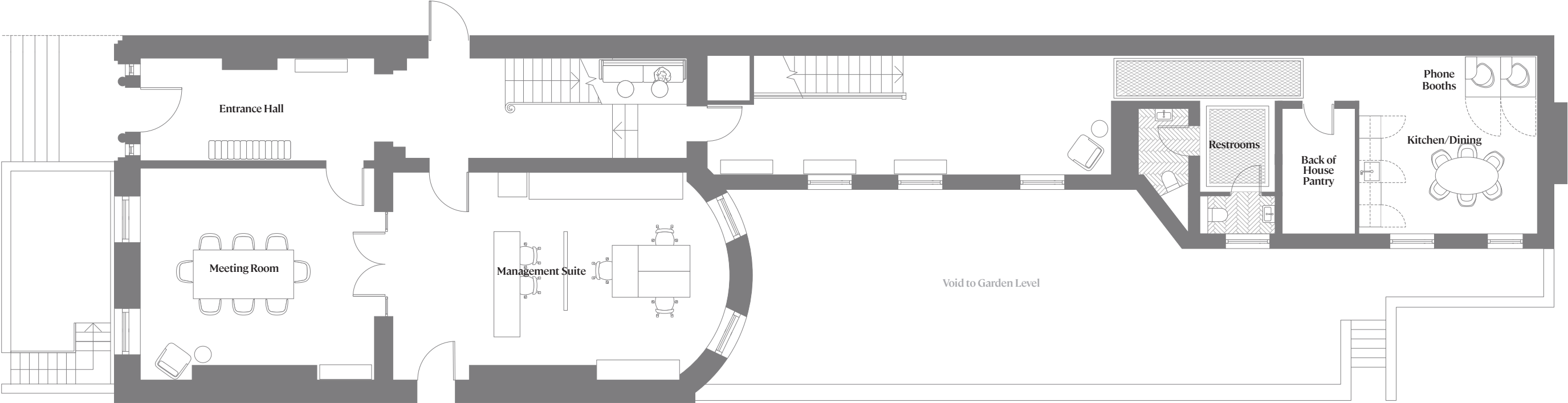
Exceptional Workspaces by Sonbrook

House
No.
40

Ground Floor



MERRION SQUARE EAST



ELLA HOUSE

39-43 MERRION SQUARE EAST

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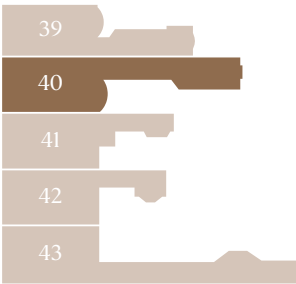
House
No.
40

First Floor Suite

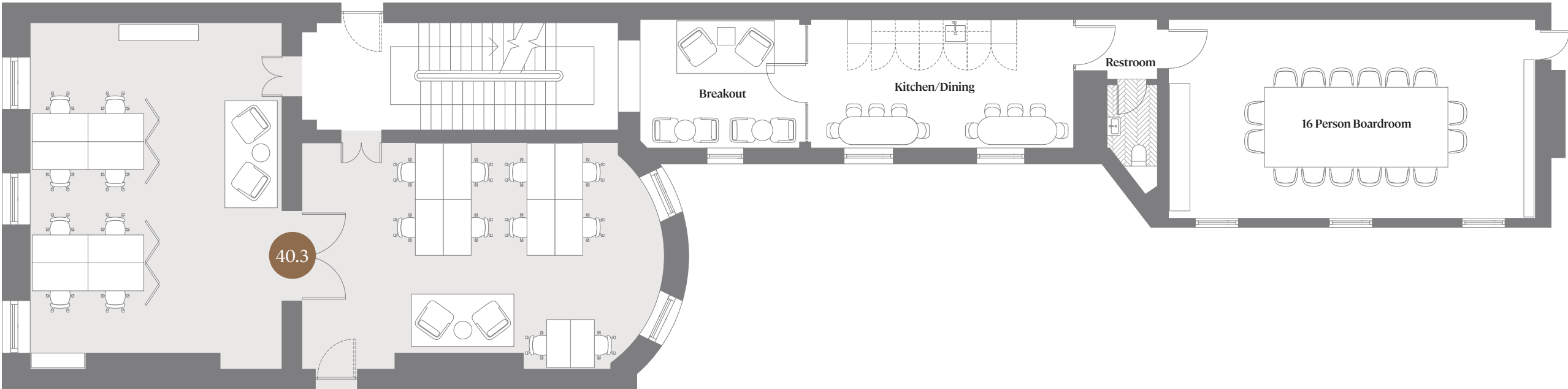
40.3

A signature dual aspect suite at
Piano Nobile level with stunning
views of the Park, fine Georgian
detailing and tall ceilings.

101 sq.m / 1,087 sq.ft
Up to 18 desks



MERRION SQUARE EAST



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39-43 MERRION SQUARE EAST

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Exceptional Workspaces by Sonbrook

House
No.
40

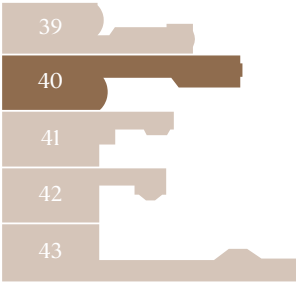
Duplex Penthouse Suite

40.4

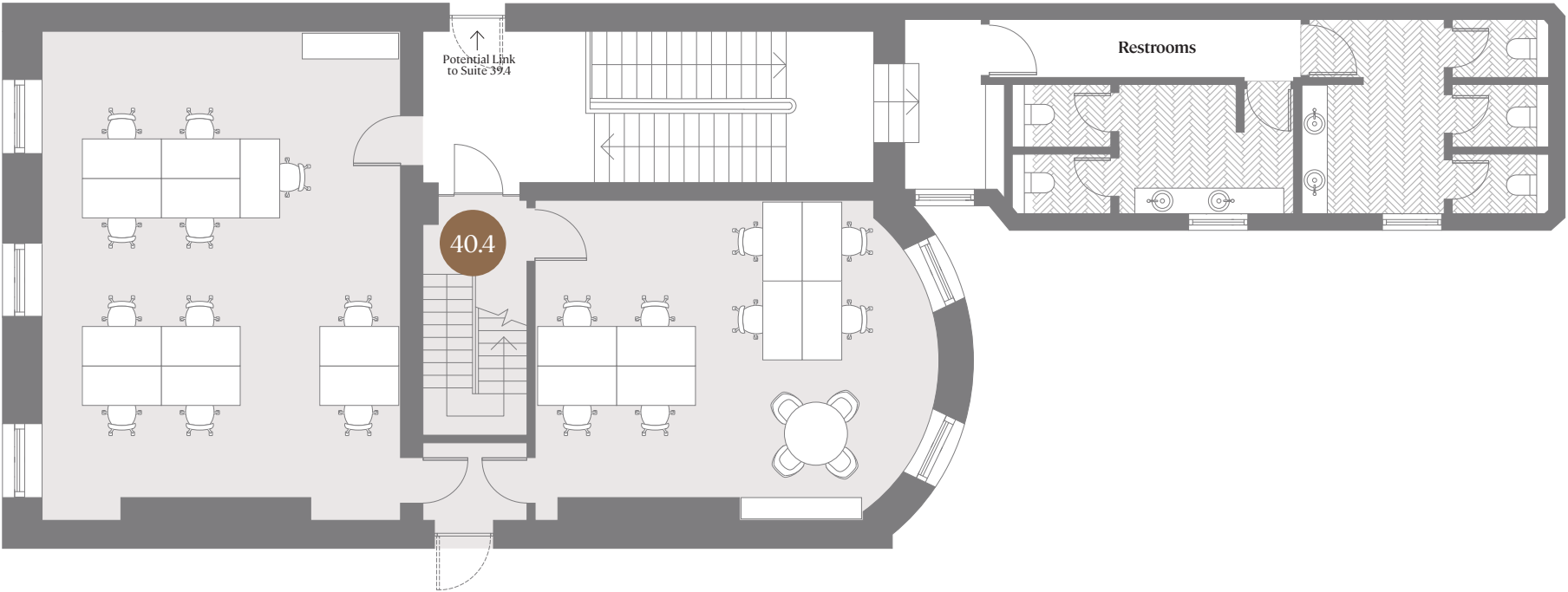
This suite, over two levels, enjoys
incredible city views and its own
kitchen/dining/lounge space.

185 sq.m / 1,991 sq.ft
Up to 31 desks

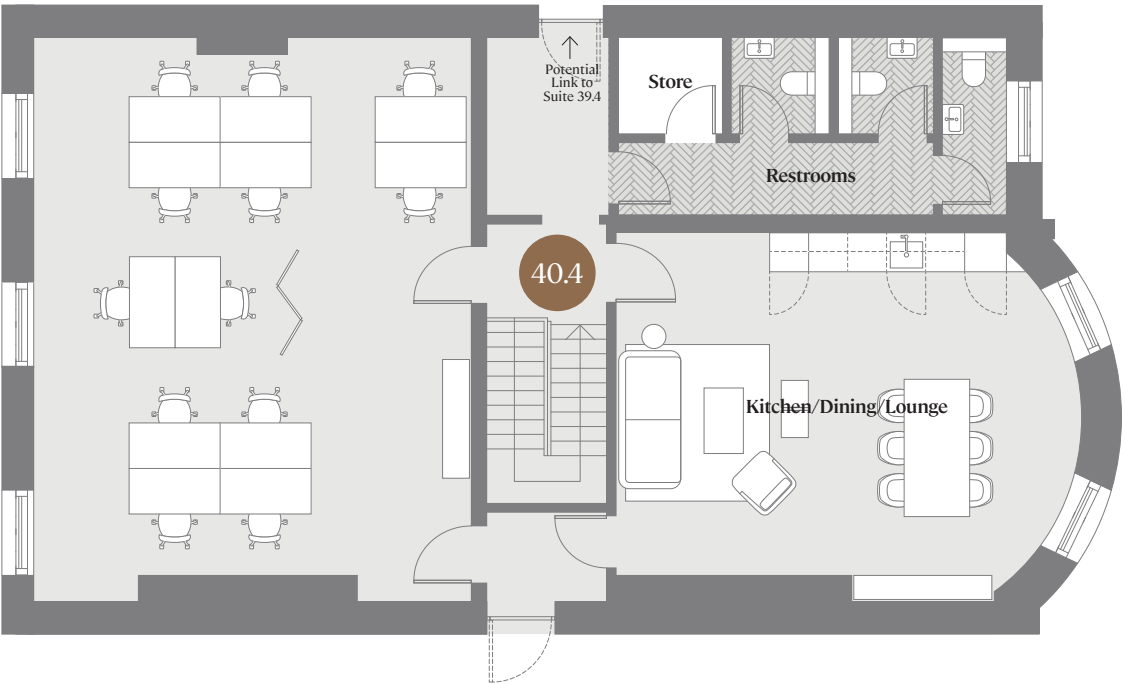
Please note this suite can be connected to the
Duplex Suite in No.39 (39.4) and combined to form a
357 sq.m/3,842 sq.ft suite with up to 58 desks



Second
Floor



Third
Floor



ELLA HOUSE

39-43 MERRION SQUARE EAST

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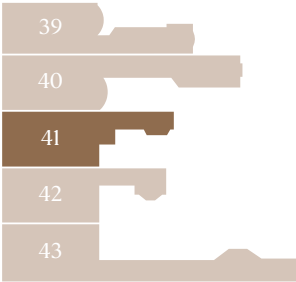
House
No.
41

Garden Level Suite

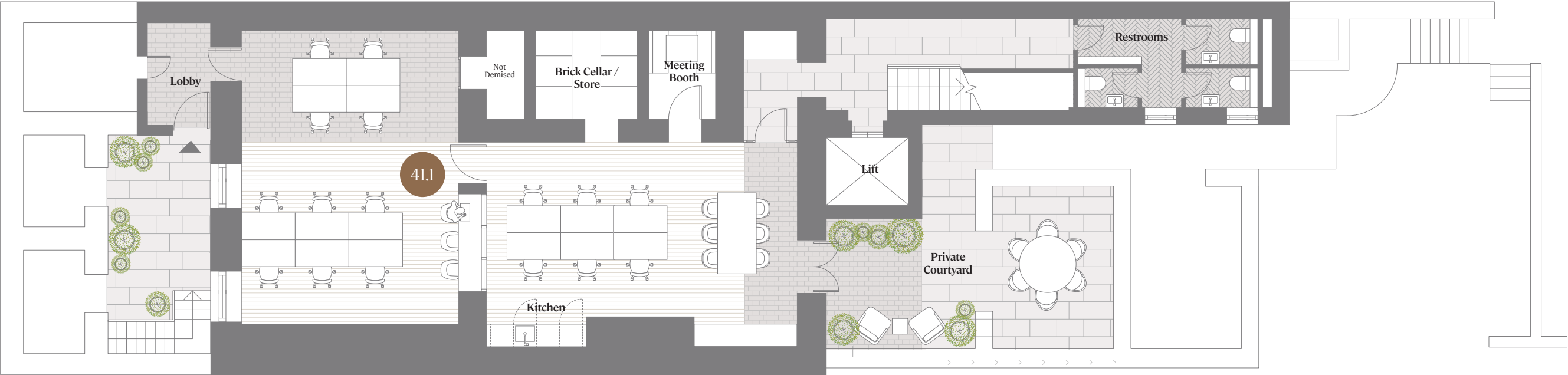
41.1

A smart, flexible dual aspect
suite with its own entrance,
private courtyard space,
restrooms, kitchen, original brick
cellar/store and meeting booth.

92 sq.m / 990 sq.ft
Up to 16 desks



MERRION SQUARE EAST



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39-43 MERRION SQUARE EAST

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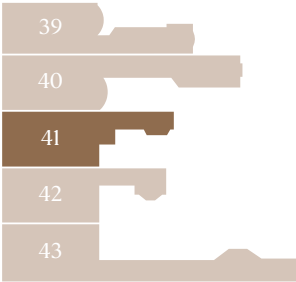
House
No.
41

Ground Floor Suite

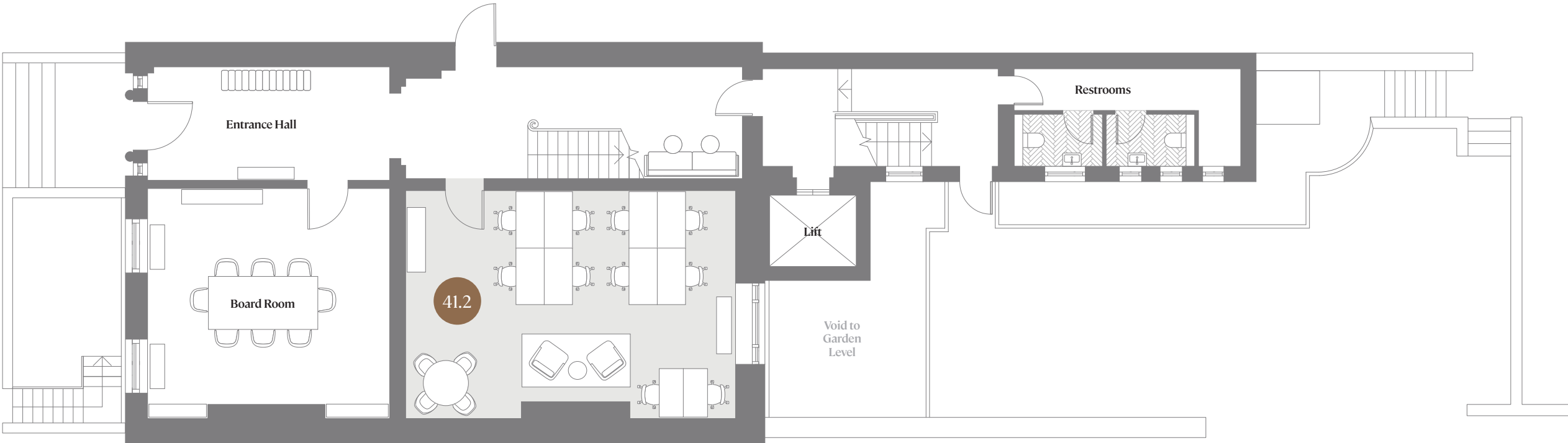
41.2

An attractive garden aspect suite
with Georgian detailing
& tall ceilings

46 sq.m / 495 sq.ft
Up to 10 desks



MERRION SQUARE EAST



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39-43 MERRION SQUARE EAST

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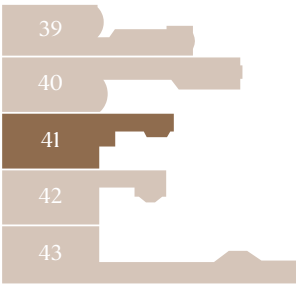
House
No.
41

First Floor Suite

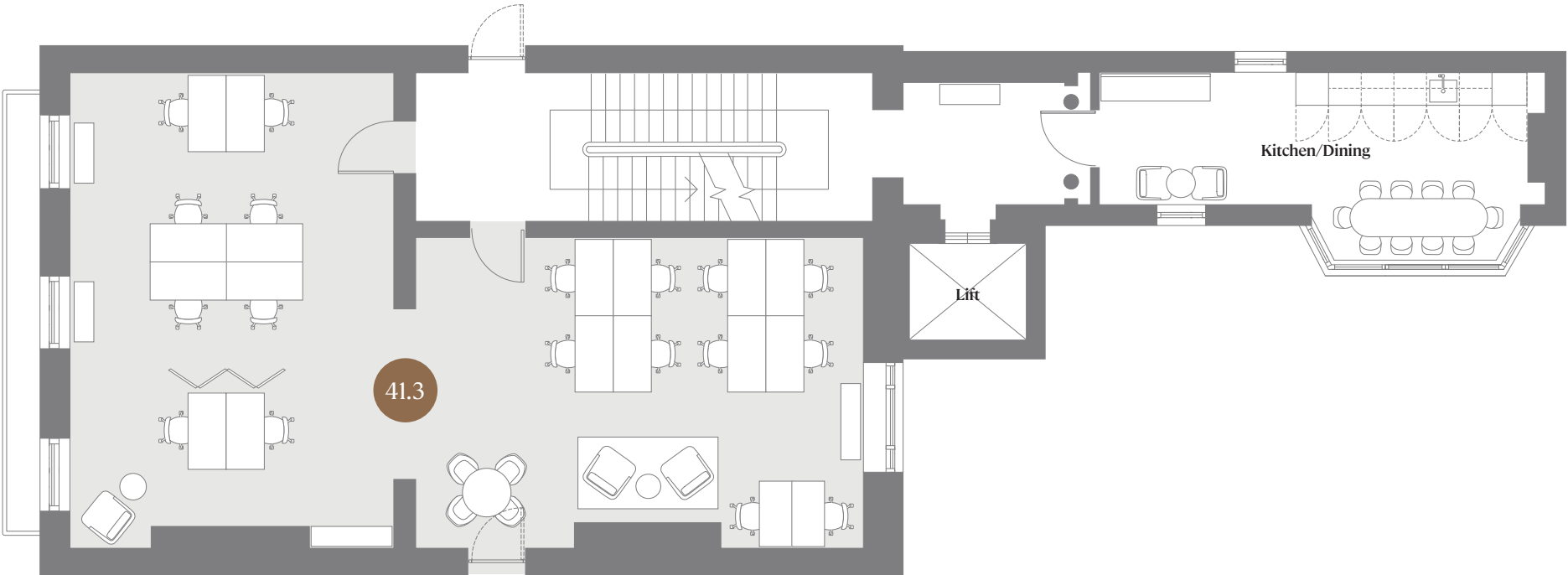
41.3

A signature dual aspect suite at
Piano Nobile level with stunning
views of the Park, fine Georgian
detailing and tall ceilings.

97 sq.m / 1,044 sq.ft
Up to 18 desks



MERRION SQUARE EAST



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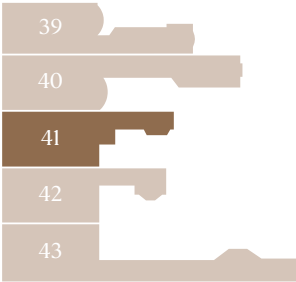
House
No.
41

Duplex Penthouse Suite

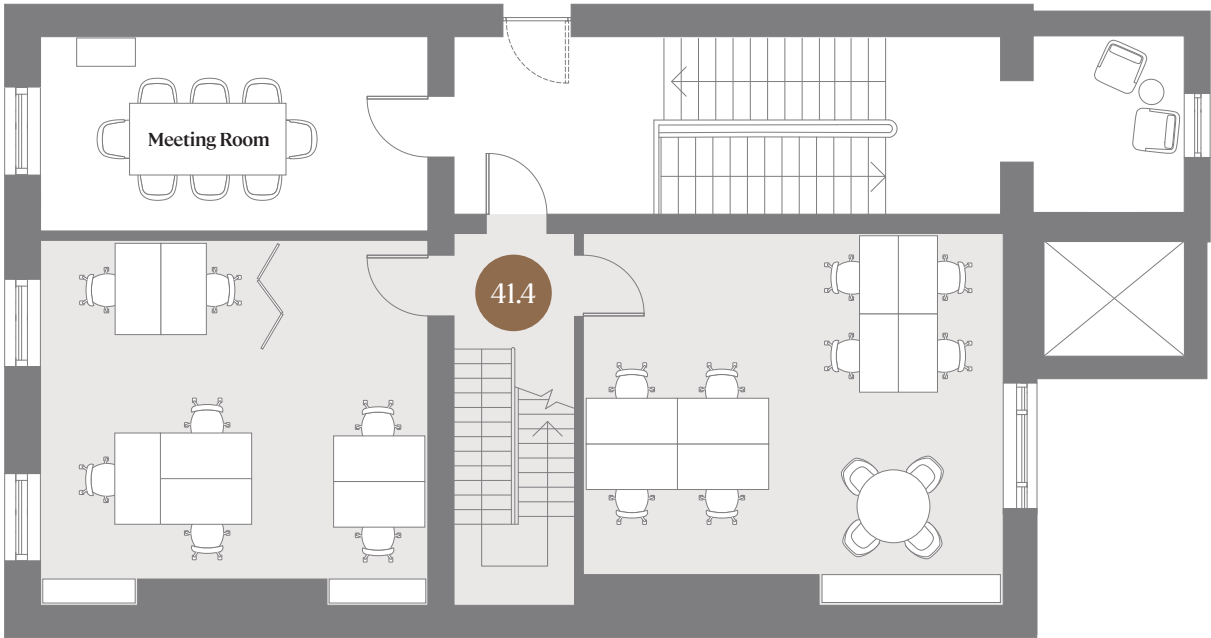
41.4

This suite, over two levels, enjoys
incredible city views and its own
kitchen/dining/lounge space
and restrooms.

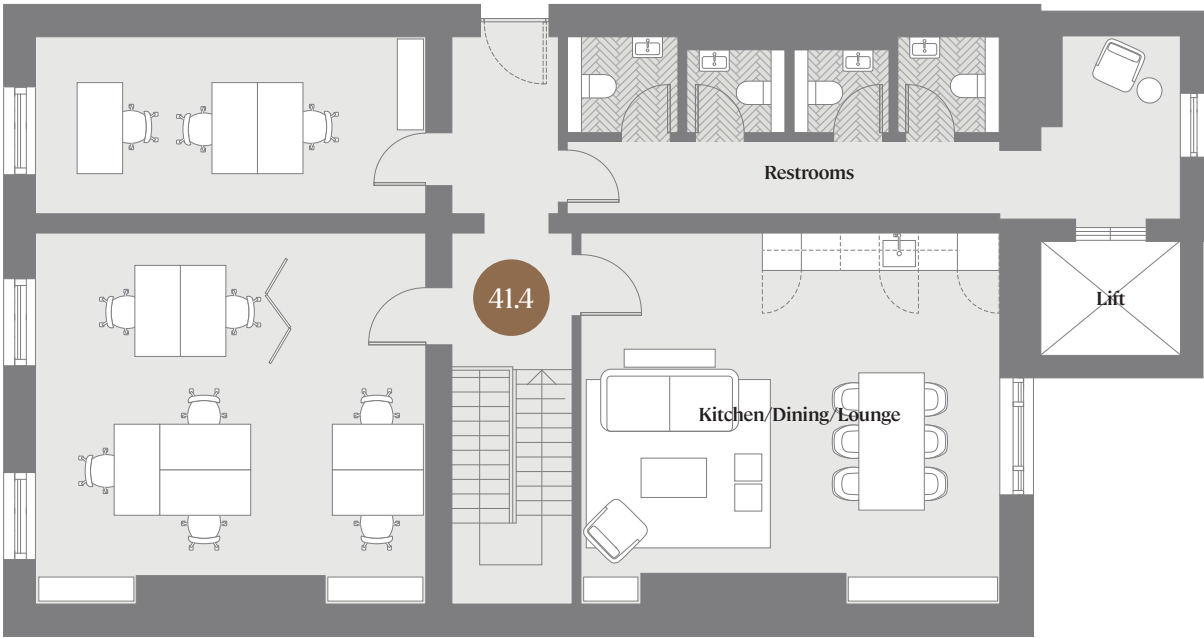
183 sq.m / 1,969 sq.ft
Up to 25 desks



Second Floor



Third Floor



MERRION SQUARE EAST

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39-43 MERRION SQUARE EAST

Not to scale. Floor plans, areas and furniture layouts are indicative only and subject to change.

Exceptional Workspaces by Sonbrook

House
No.
42

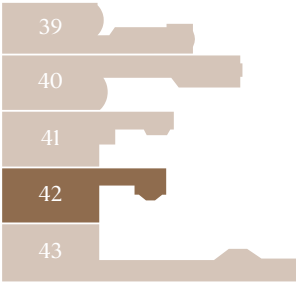
Garden Level Suite

42.1

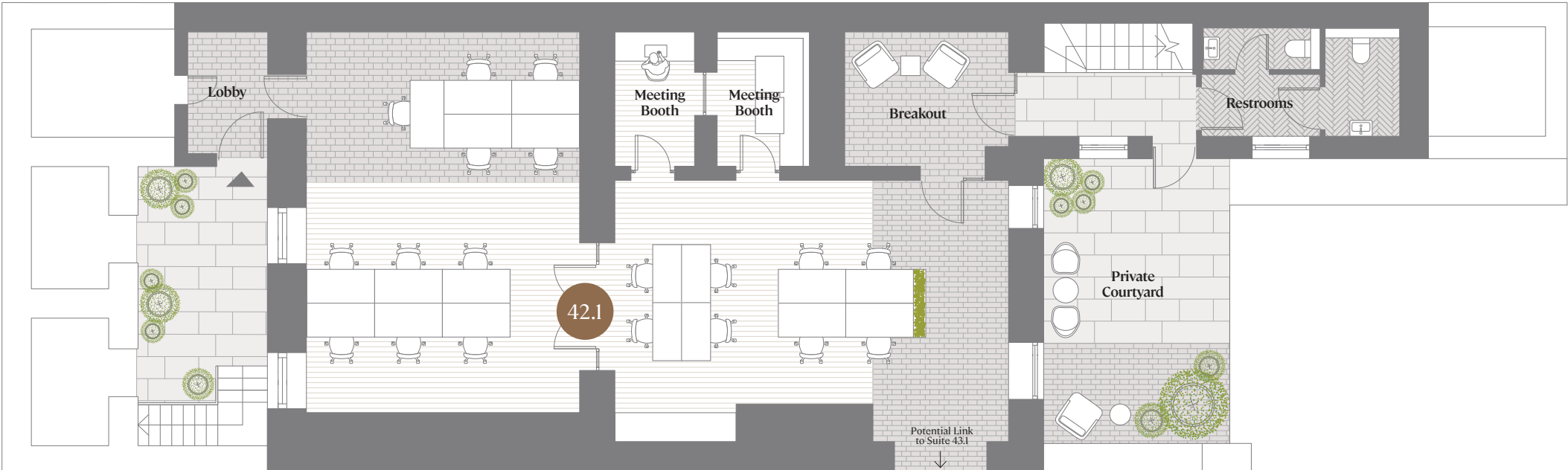
A smart, flexible dual aspect
suite with its own entrance,
private courtyard space,
restrooms, kitchen and
meeting spaces.

103 sq.m / 1,109 sq.ft
Up to 19 desks

Please note this suite can be connected to the
Garden Suite in No.43 (43.1) and combined to form a
200 sq.m/2,153 sq.ft suite with up to 33 desks



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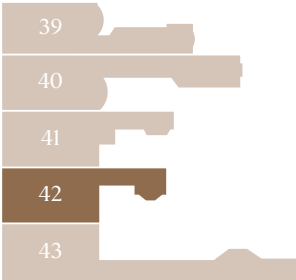
House
No.
42

Ground Floor Suite

42.2

An attractive dual aspect suite
with Georgian detailing,
tall ceilings and access to a
beautifully landscaped garden
at the rear.

81 sq.m / 871 sq.ft
Up to 10 desks



MERRION SQUARE EAST



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39-43 MERRION SQUARE EAST

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Exceptional Workspaces by Sonbrook

House
No.
42

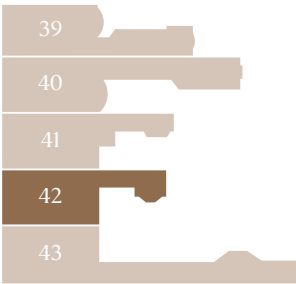
First Floor Suite

42.3

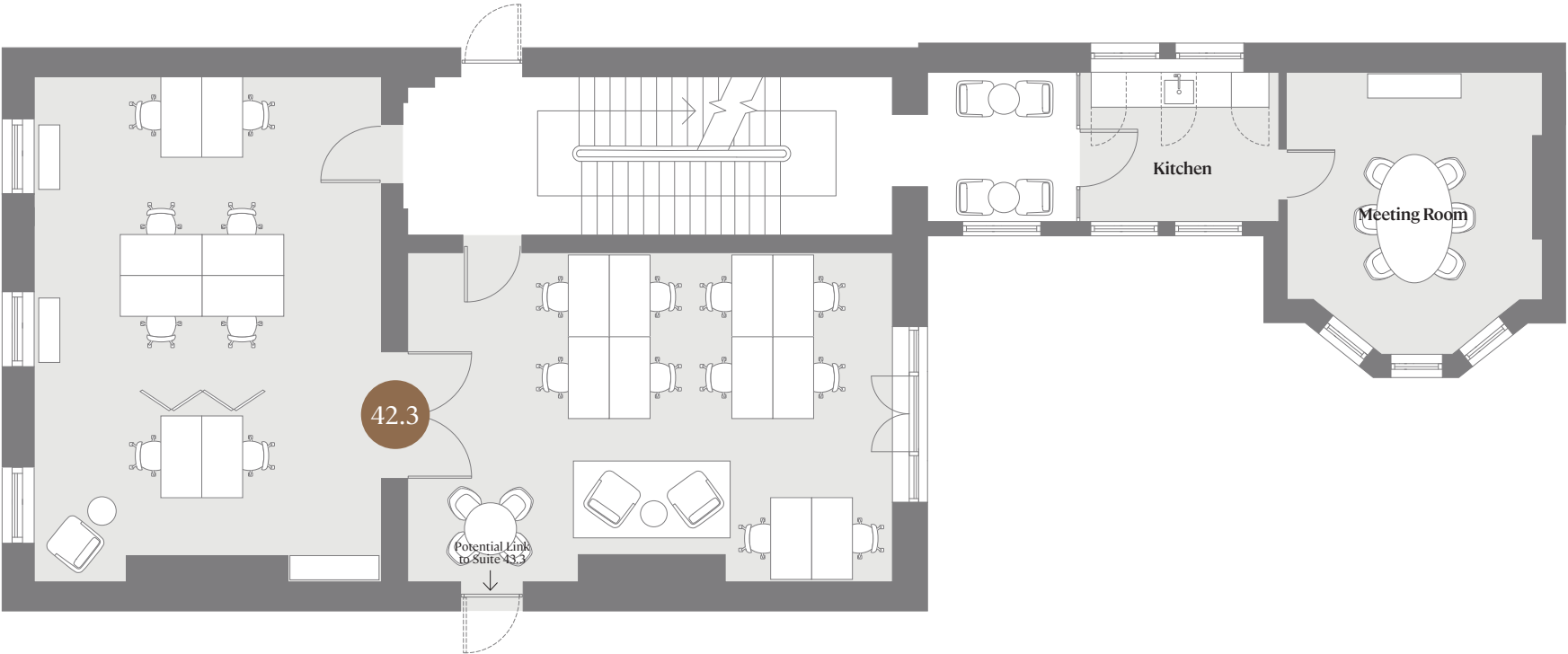
A signature dual aspect suite
at Piano Nobile level with
stunning views of the Park,
fine Georgian detailing, tall
ceilings and it's own kitchen
and meeting room.

123 sq.m / 1,324 sq.ft
Up to 18 desks

Please note this suite can be connected to the
First Floor Suite in No. 43 (43.3) and combined to form
a 221 sq.m/2,379 sq.ft suite with up to 36 desks



MERRION SQUARE EAST



House
No.
42

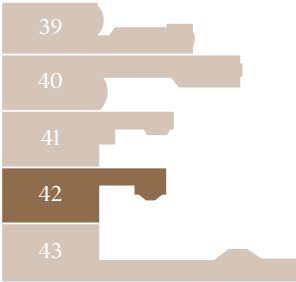
Duplex Penthouse Suite

42.4

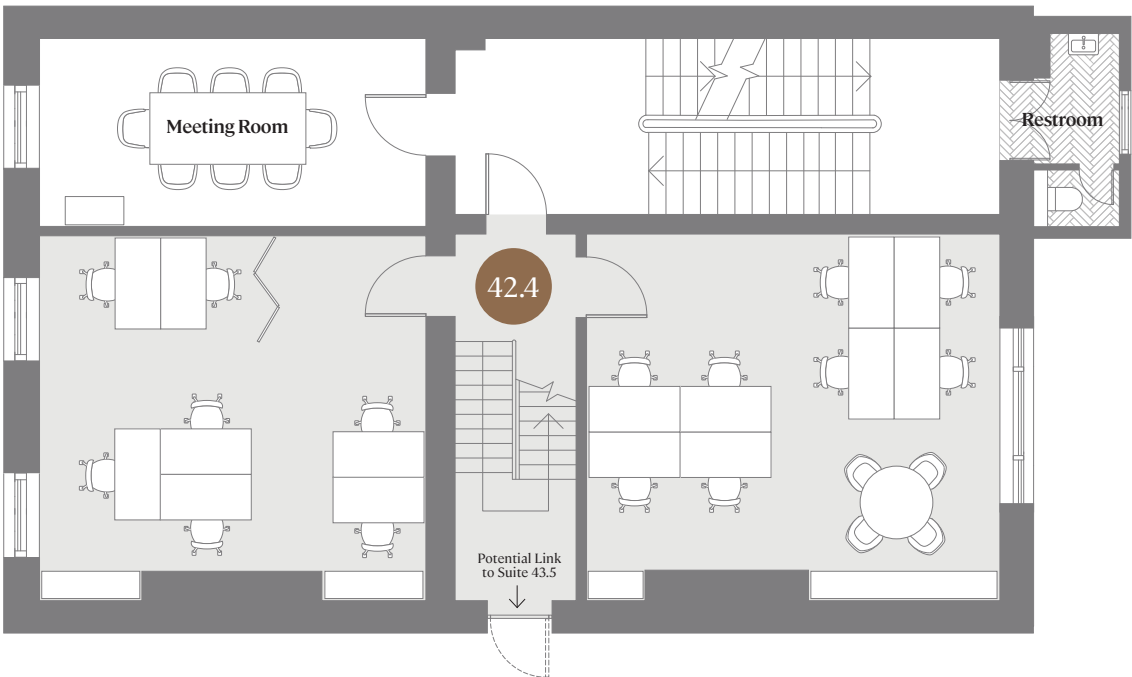
This suite, over two levels,
enjoys incredible city views
and its own kitchen/dining/
lounge space and restrooms.

181 sq.m / 1,953 sq.ft
Up to 25 desks

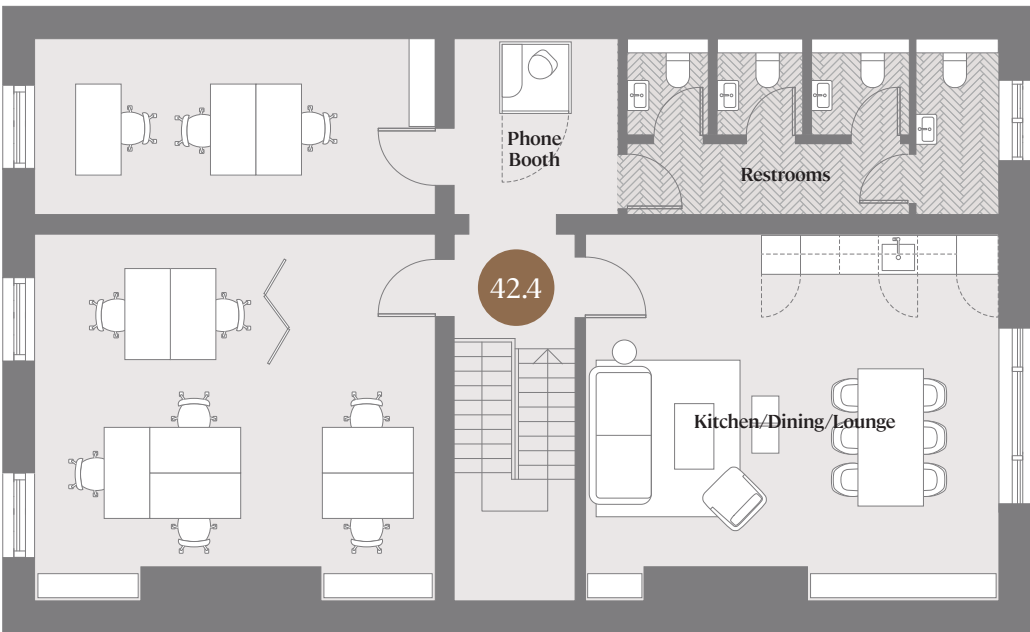
Please note this suite can be connected to the
Duplex Suite in No. 43 (43.5) and combined to form a
372 sq.m/4,008 sq.ft suite with up to 50 desks



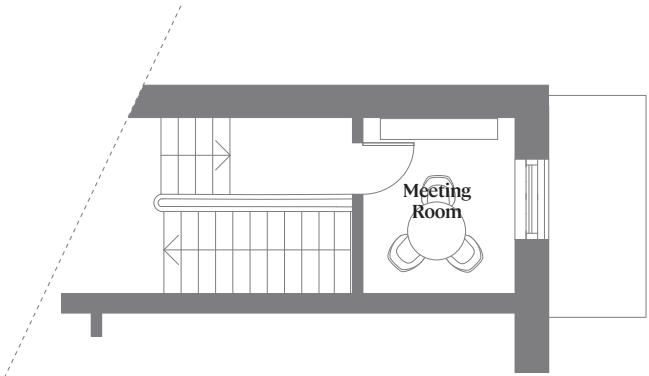
Second Floor



Third Floor



Mezzanine
Second Floor



ELLA HOUSE

39-43 MERRION SQUARE EAST

Not to scale. Floor plans, areas and furniture layouts are indicative only and subject to change.

Exceptional Workspaces by Sonbrook

House
No.
43

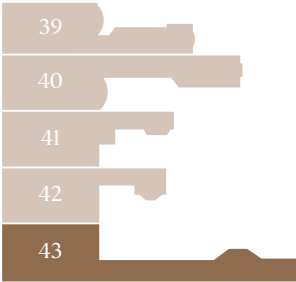
Garden Level Suite

43.1

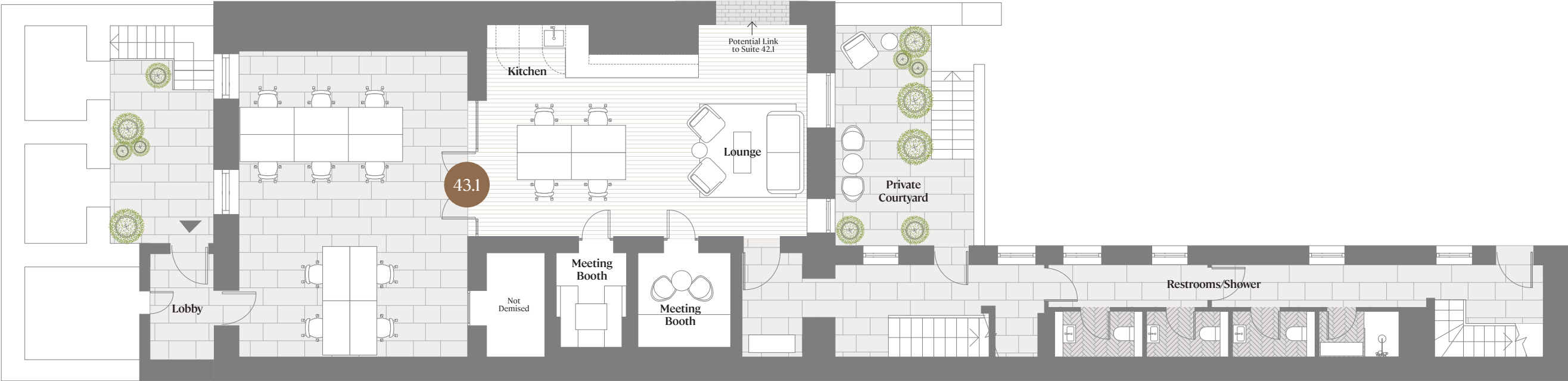
A smart, flexible dual aspect
suite with its own entrance,
private courtyard space,
restrooms, kitchen/dining/
lounge space and
two meeting booths.

97 sq.m / 1,044 sq.ft
Up to 14 desks

Please note this suite can be connected to the
Garden Suite in No.42 (42.1) and combined to form a
200 sq.m/2,153 sq.ft suite with up to 33 desks



MERRION SQUARE EAST



ELLA HOUSE

39-43 MERRION SQUARE EAST

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Exceptional Workspaces by Sonbrook

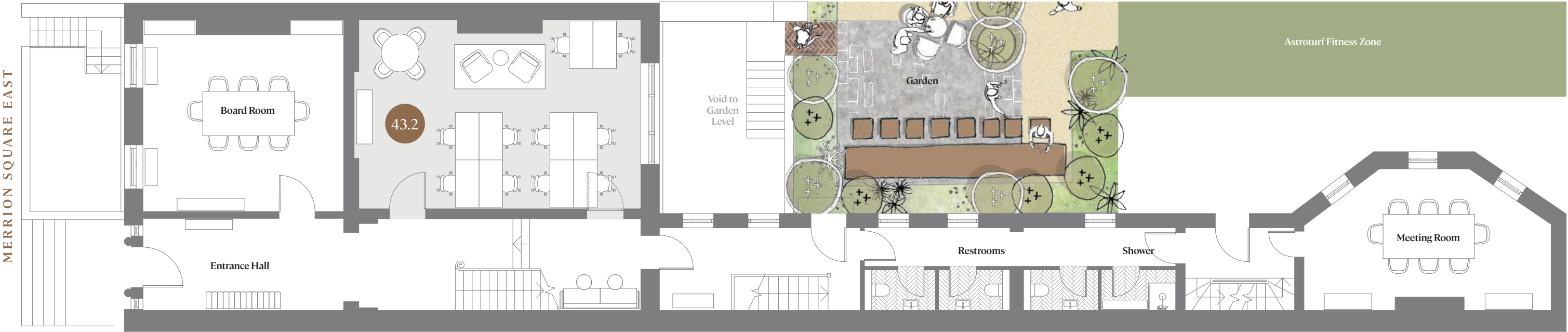
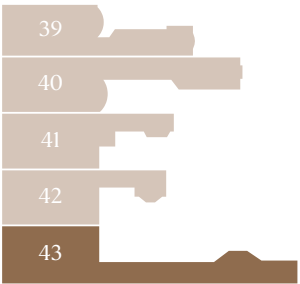
House
No.
43

Ground Floor Suite

43.2

An attractive garden aspect
suite with Georgian detailing,
tall ceilings and access to a
beautifully landscaped garden
at the rear.

46 sq.m / 495 sq.ft
Up to 10 desks



House
No.
43

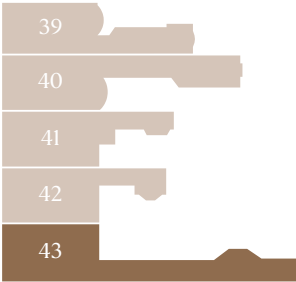
First Floor Suite

43.3

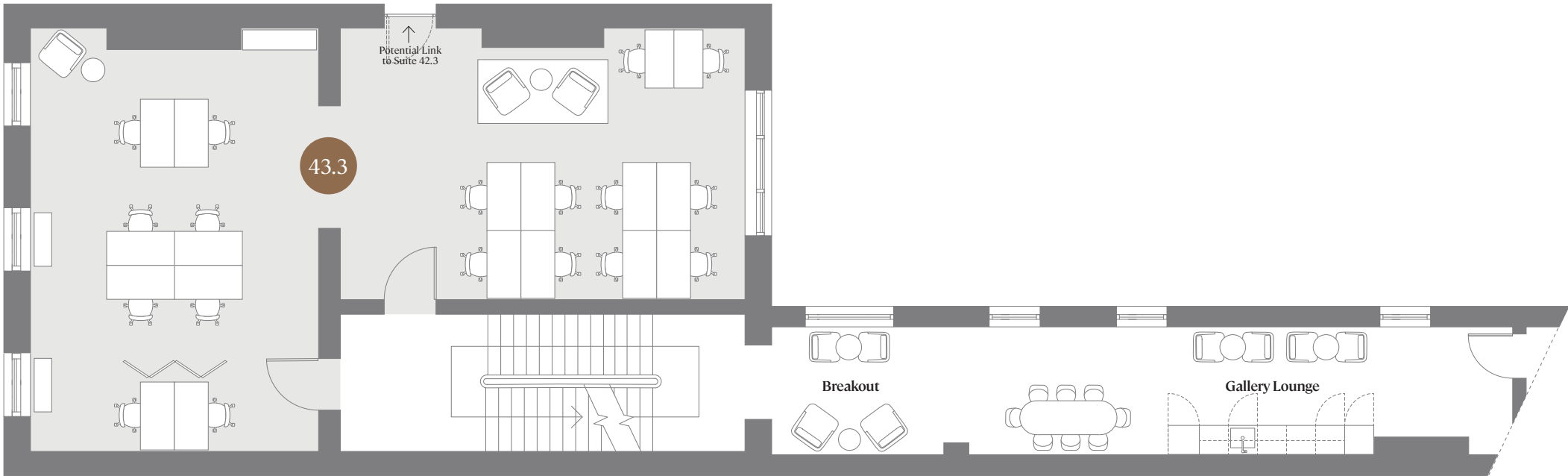
A signature dual aspect suite
at Piano Nobile level with
stunning views of the Park,
fine Georgian detailing and
tall ceilings.

98 sq.m / 1,055 sq.ft
Up to 18 desks

Please note this suite can be connected to the
First Floor Suite in No. 42 (42.3) and combined to form
a 221 sq.m/2,379 sq.ft suite with up to 36 desks



MERRION SQUARE EAST



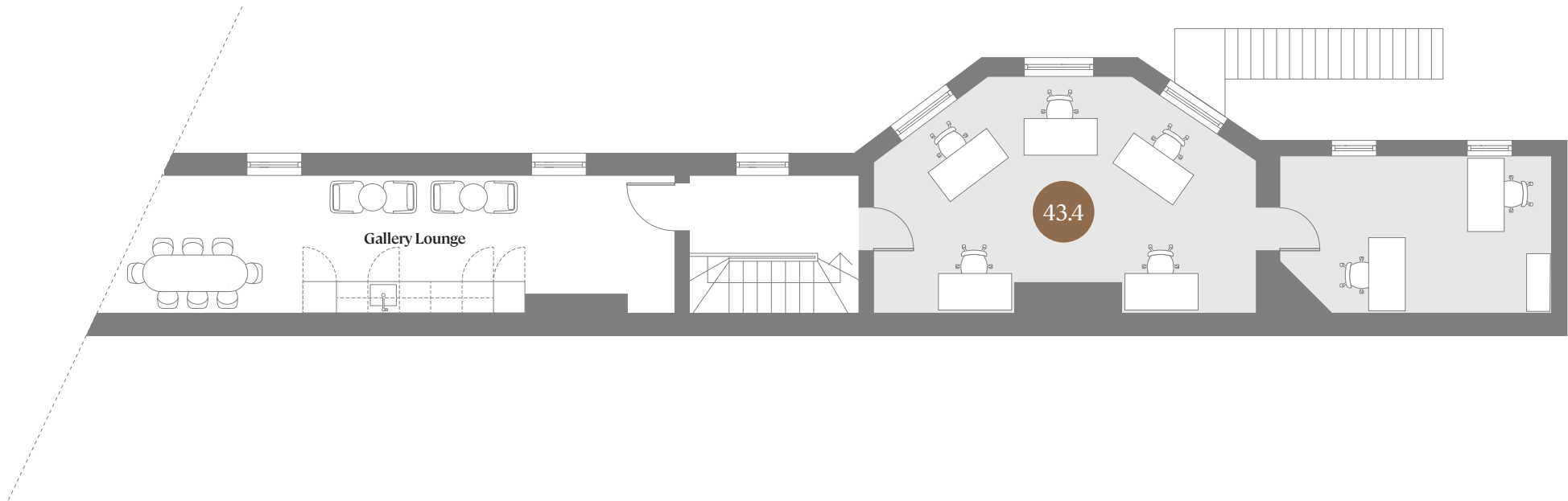
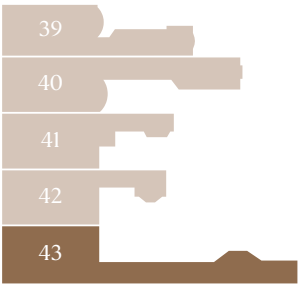
House
No.
43

First Floor Garden Suite

43.4

A bright, nicely
proportioned garden
aspect suite.

43 sq.m / 463 sq.ft
Up to 7 desks



House
No.
43

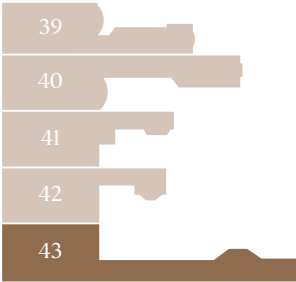
Duplex Penthouse Suite

43.5

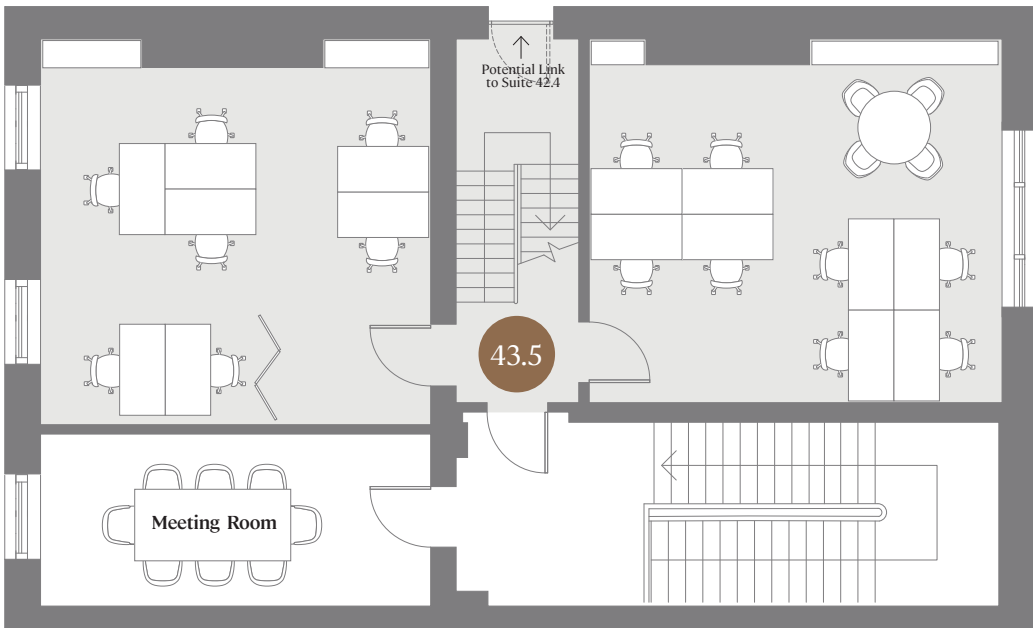
This suite, over two levels,
enjoys incredible city views
and its own kitchen/dining/
lounge space, phone booth
and restrooms.

191 sq.m / 2,055 sq.ft
Up to 25 desks

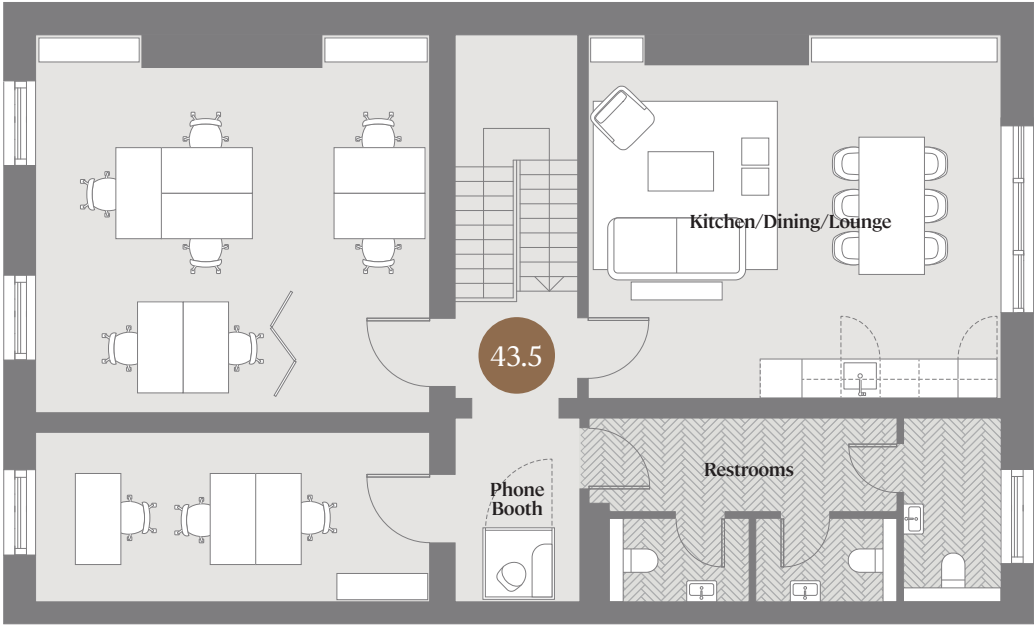
Please note this suite can be connected to the
Duplex Suite in No. 42 (42.4) and combined to form a
372 sq.m/4,008 sq.ft suite with up to 50 desks



Second Floor



Third Floor



ELLA HOUSE

39-43 MERRION SQUARE EAST

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Exceptional Workspaces by Sonbrook



www.ellahouse.com

Exceptional Workspaces by Sonbrook

Sonbrook, 128 Lower Baggot Street, Dublin 2, D02 A430

www.sonbrook.com

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