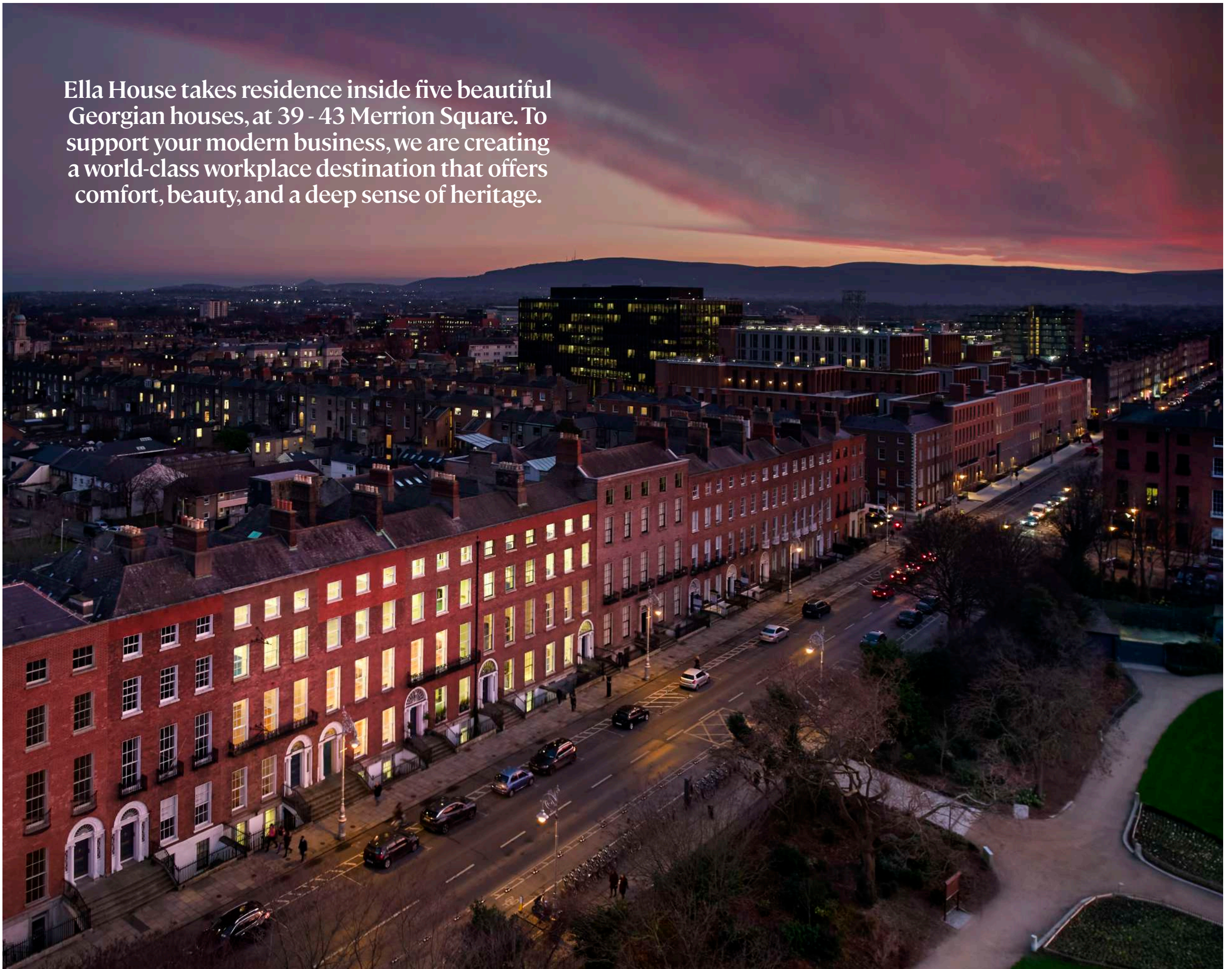




ELLA HOUSE

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.



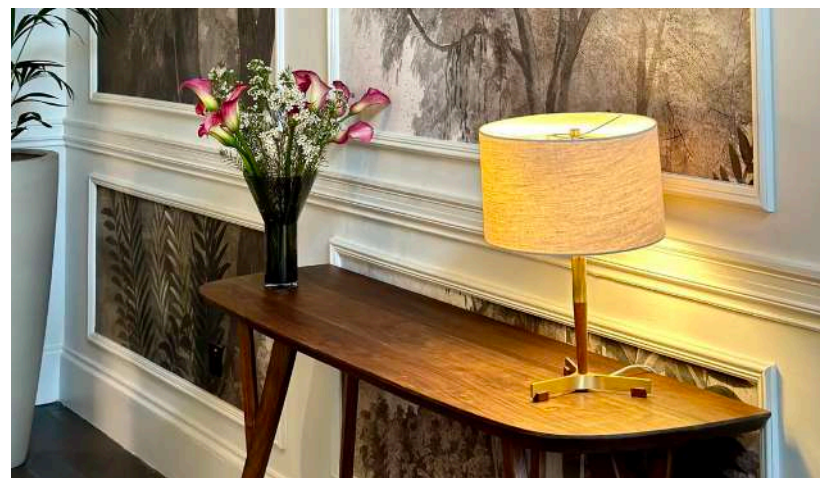
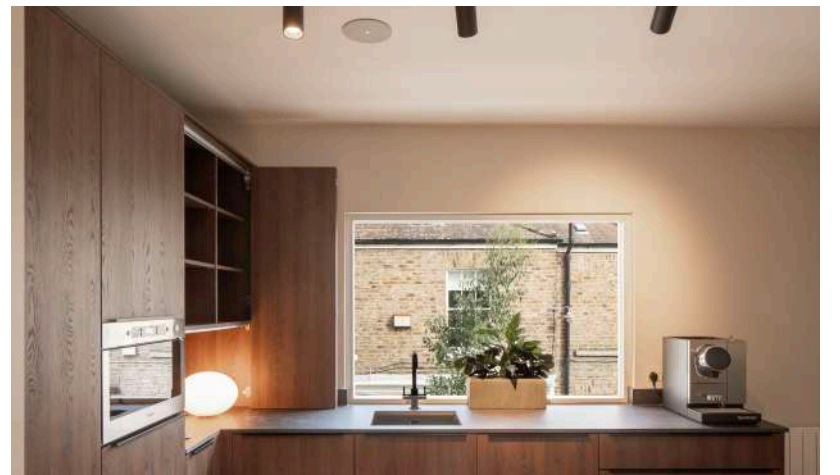
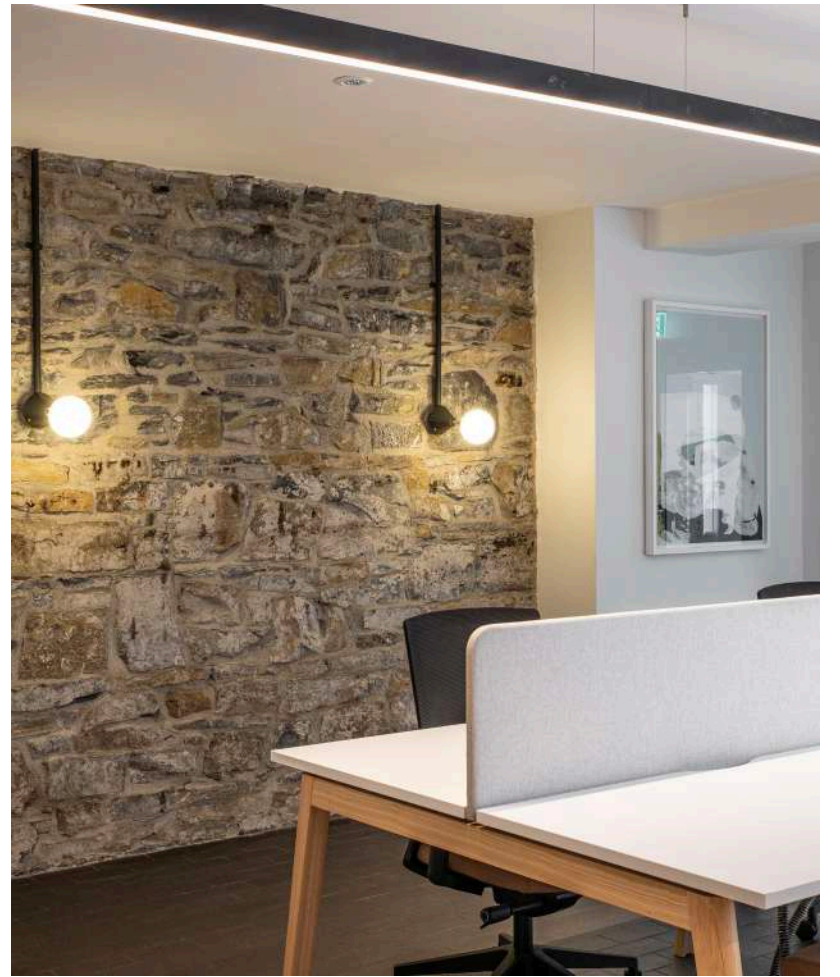


Experience a layered private workspace inspired by historic context, rich with exquisite detailing and enhanced with every modern convenience.

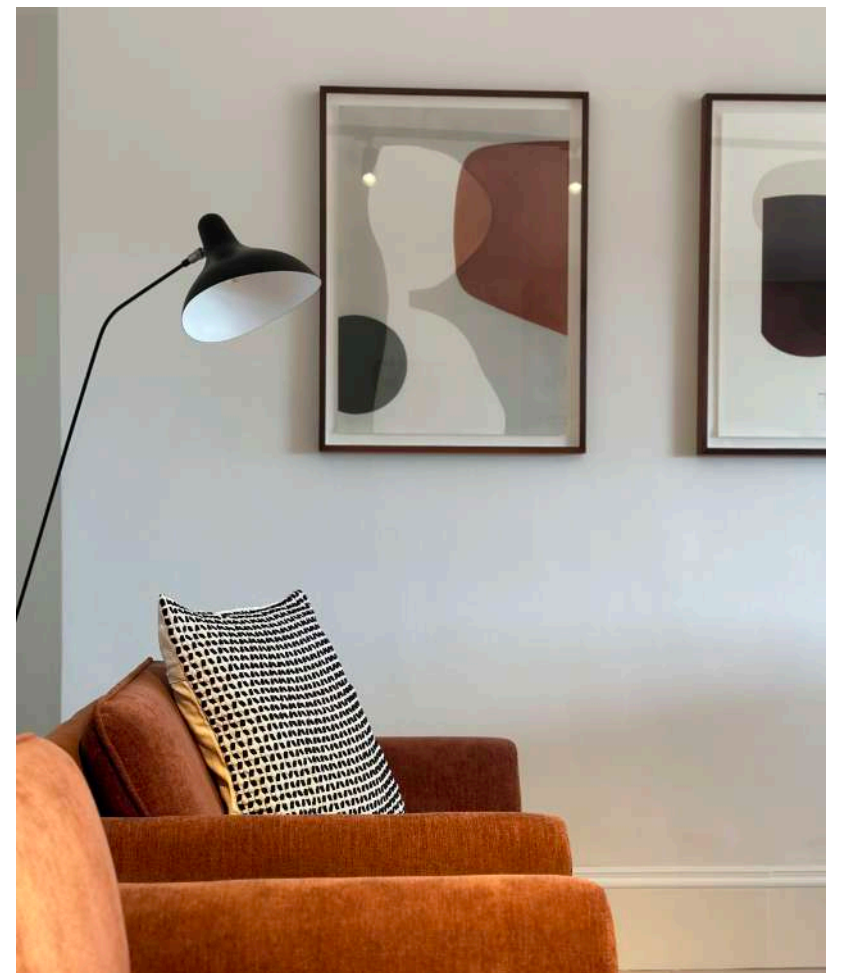
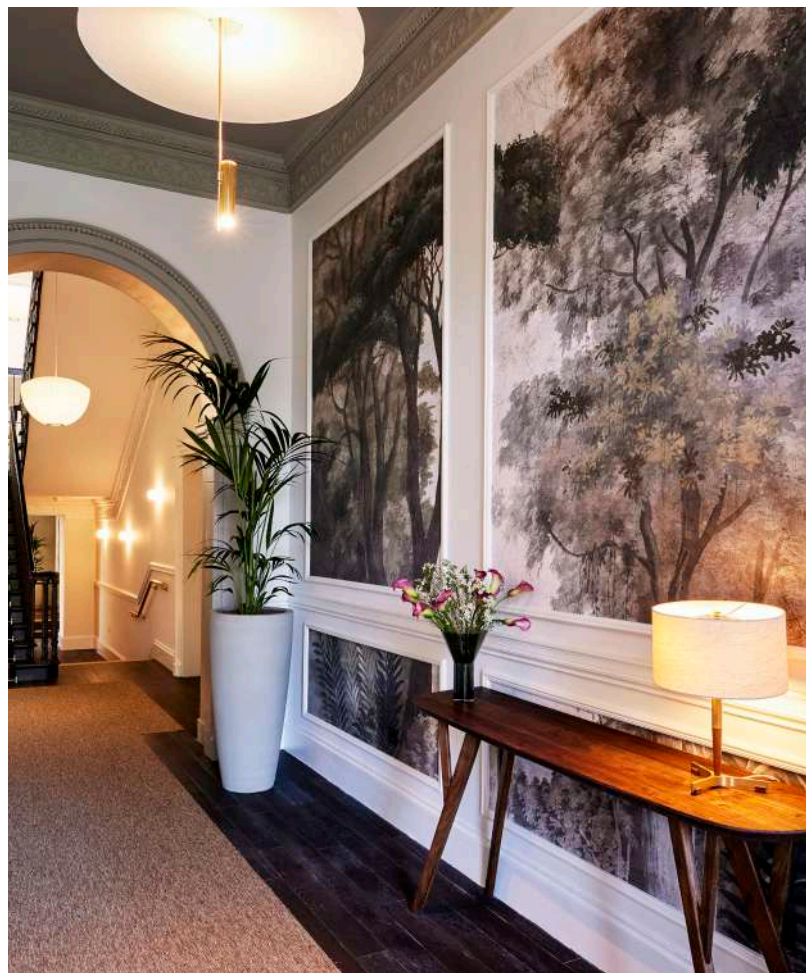
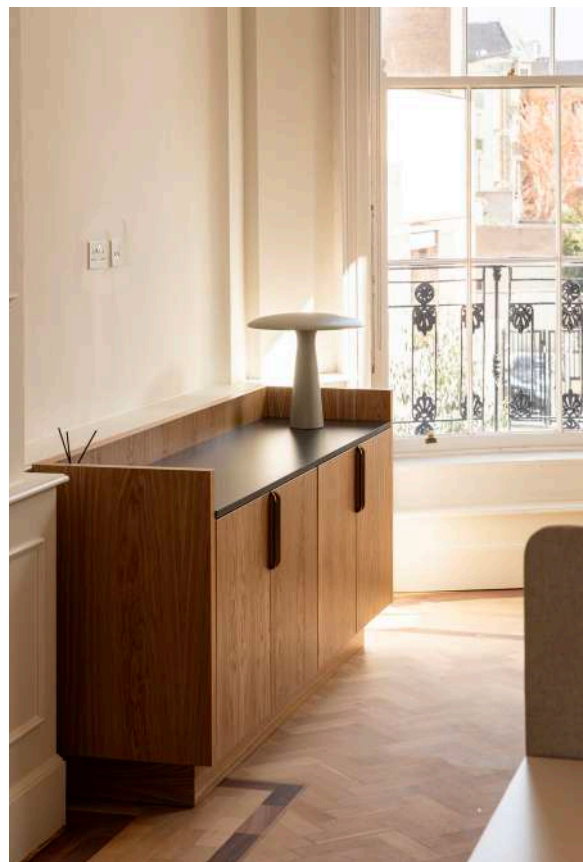
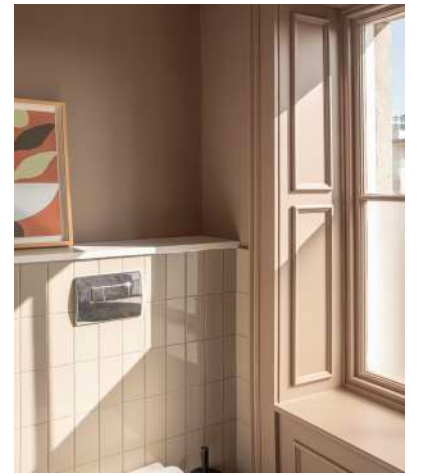
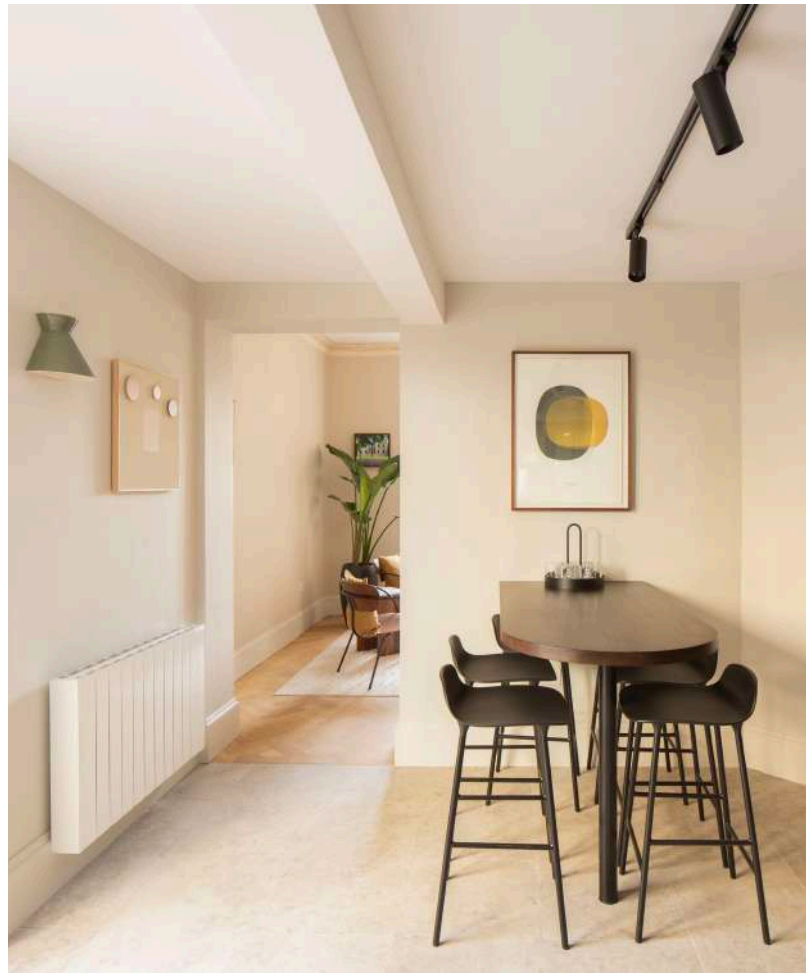
Designed for wellbeing

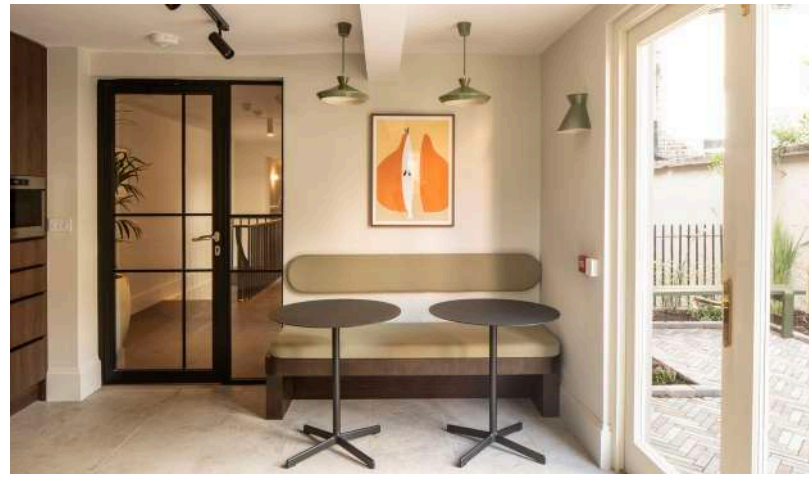
Enjoy light-filled spaces and an elegant aesthetic as you go about your working day.



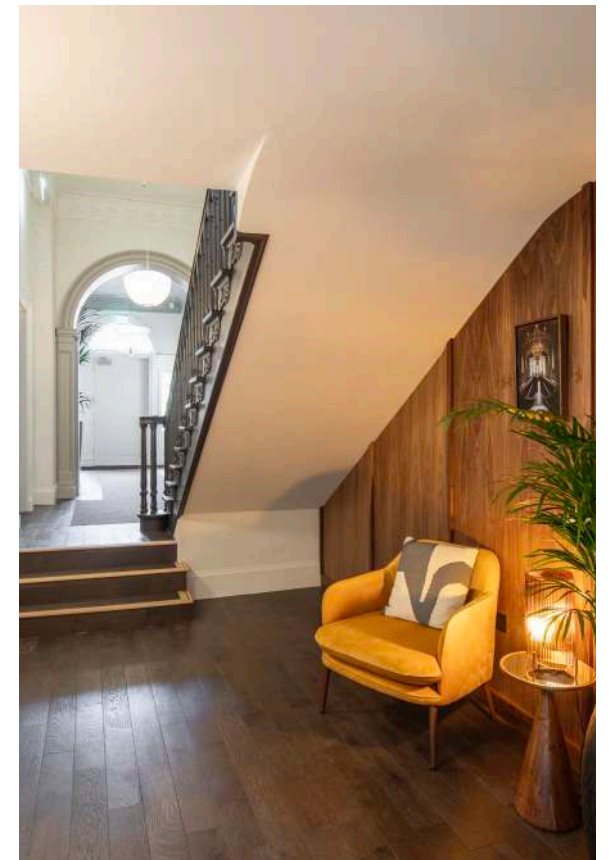
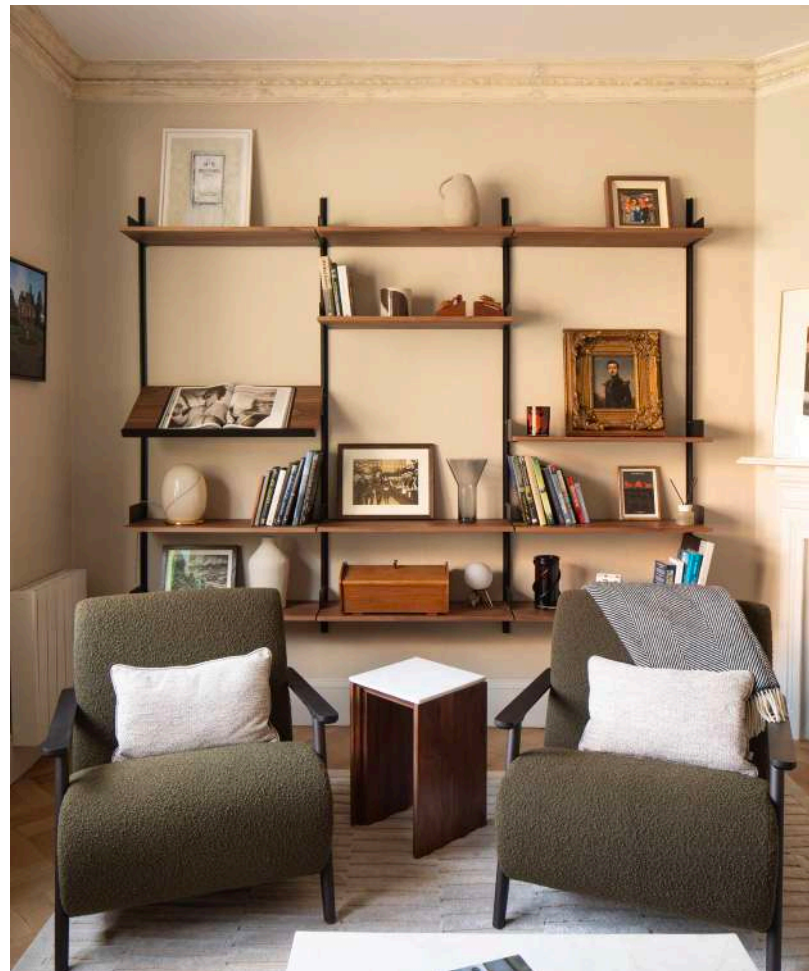
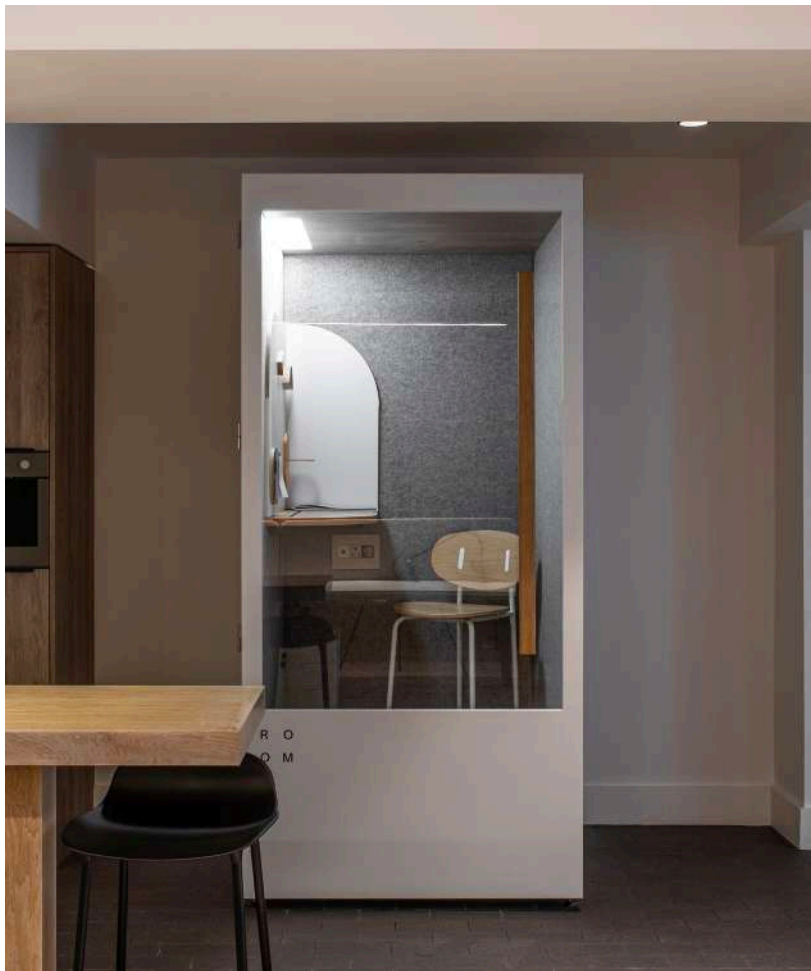


Soft colour palettes are woven subtly throughout the buildings with the utmost respect for the original historic elements.





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





Ella House features & amenities:

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

Our garden fitness zone for yoga classes and circuit training

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

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

Breakout and lounge spaces

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

Onsite management suite with expert hospitality team

Kitchens stocked with complimentary tea, coffee and fruit

Deluxe showers, lockers and safe bicycle storage

Exclusive Members events

Three beautifully planted gardens and courtyard spaces to enjoy

Onsite bikes by Bleeper

24/7 access

App-controlled heating system

It's incredibly simple

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

Flexible contract lengths from 6 months to 3+ years

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.

Concierge services

On-demand tech support

Event planning service

Catering service

Speciality coffee and refreshments

Networking and Social events

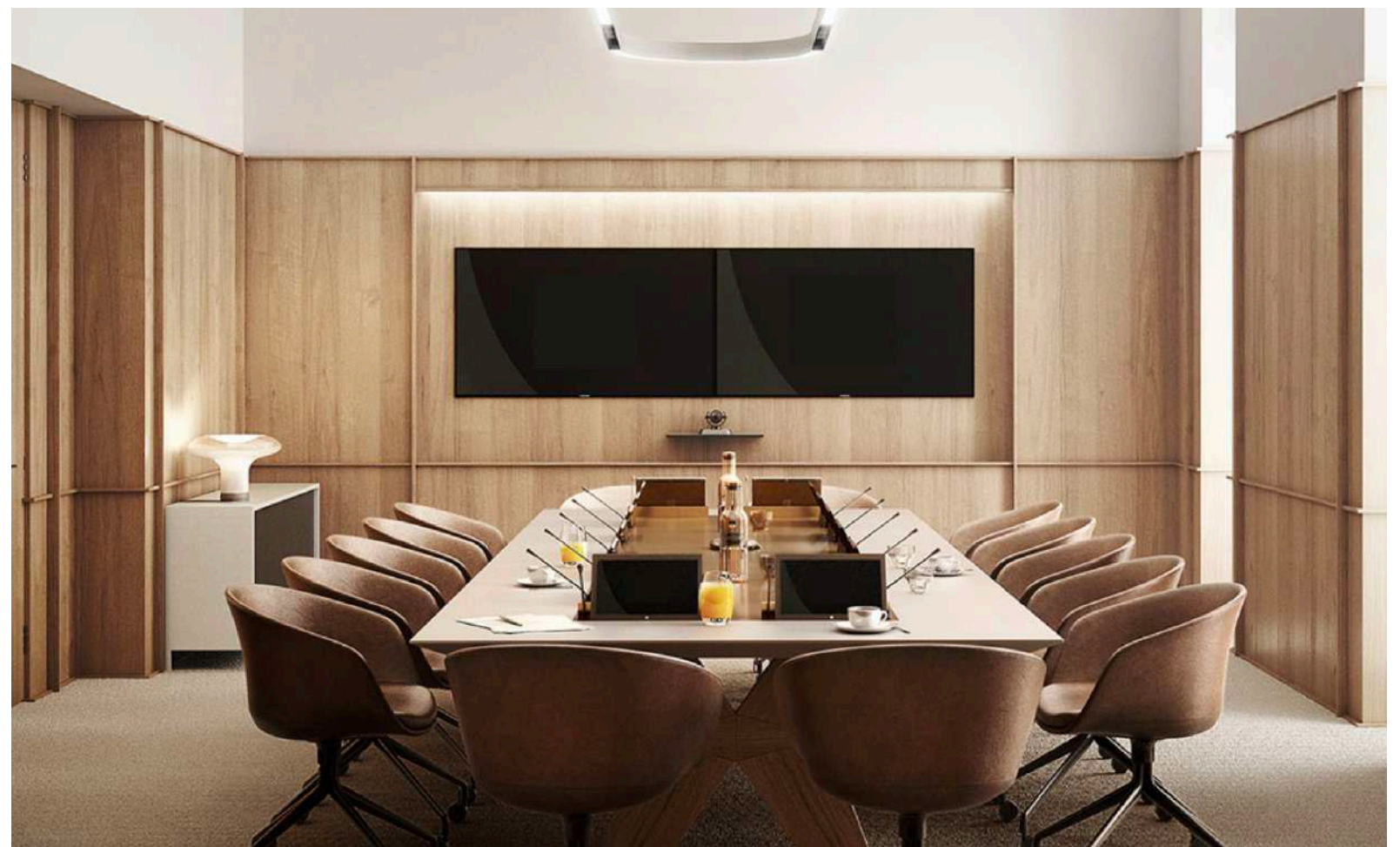
Breakout and lounge spaces

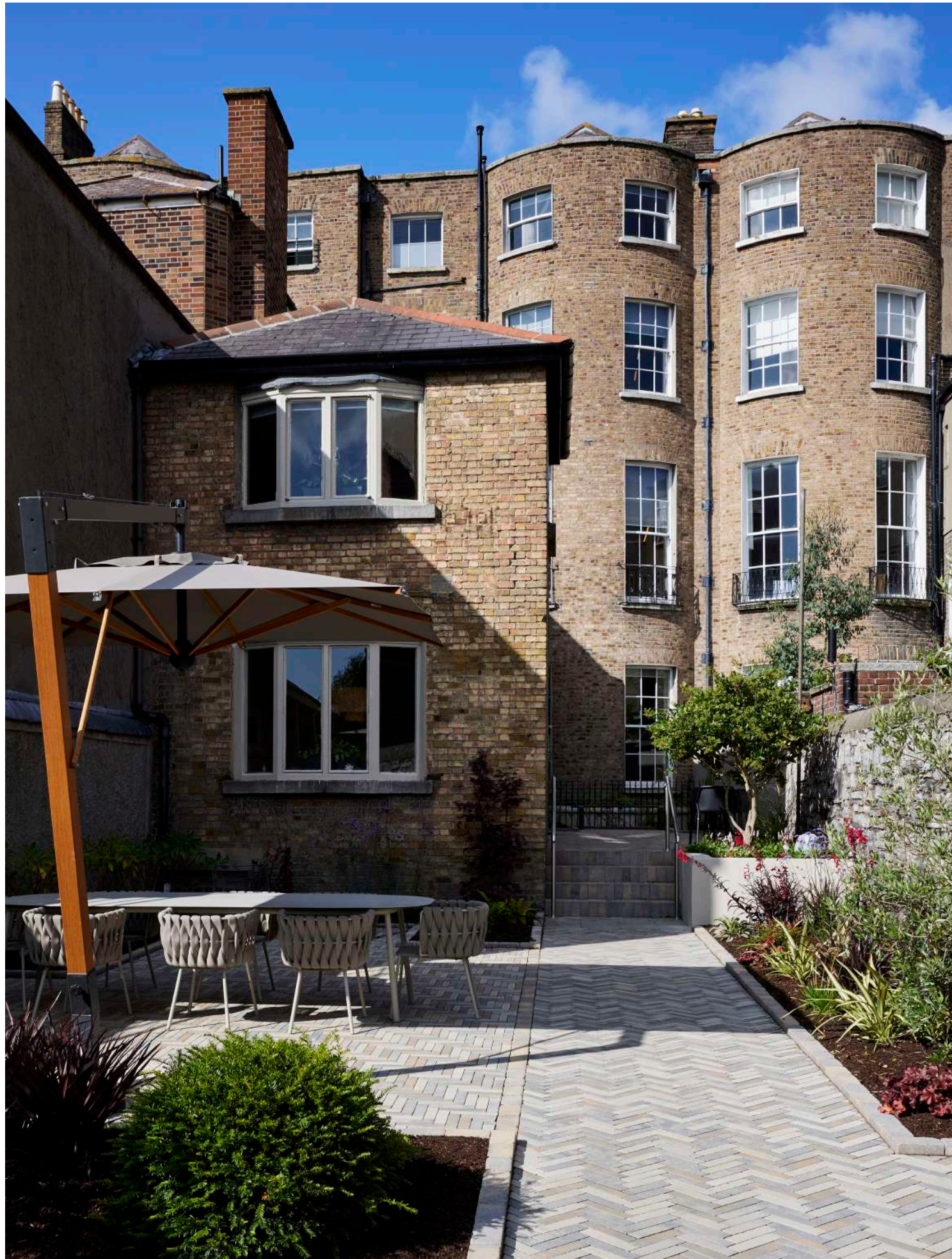


Meetings made easy

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.

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

Popular food market every Thursday

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

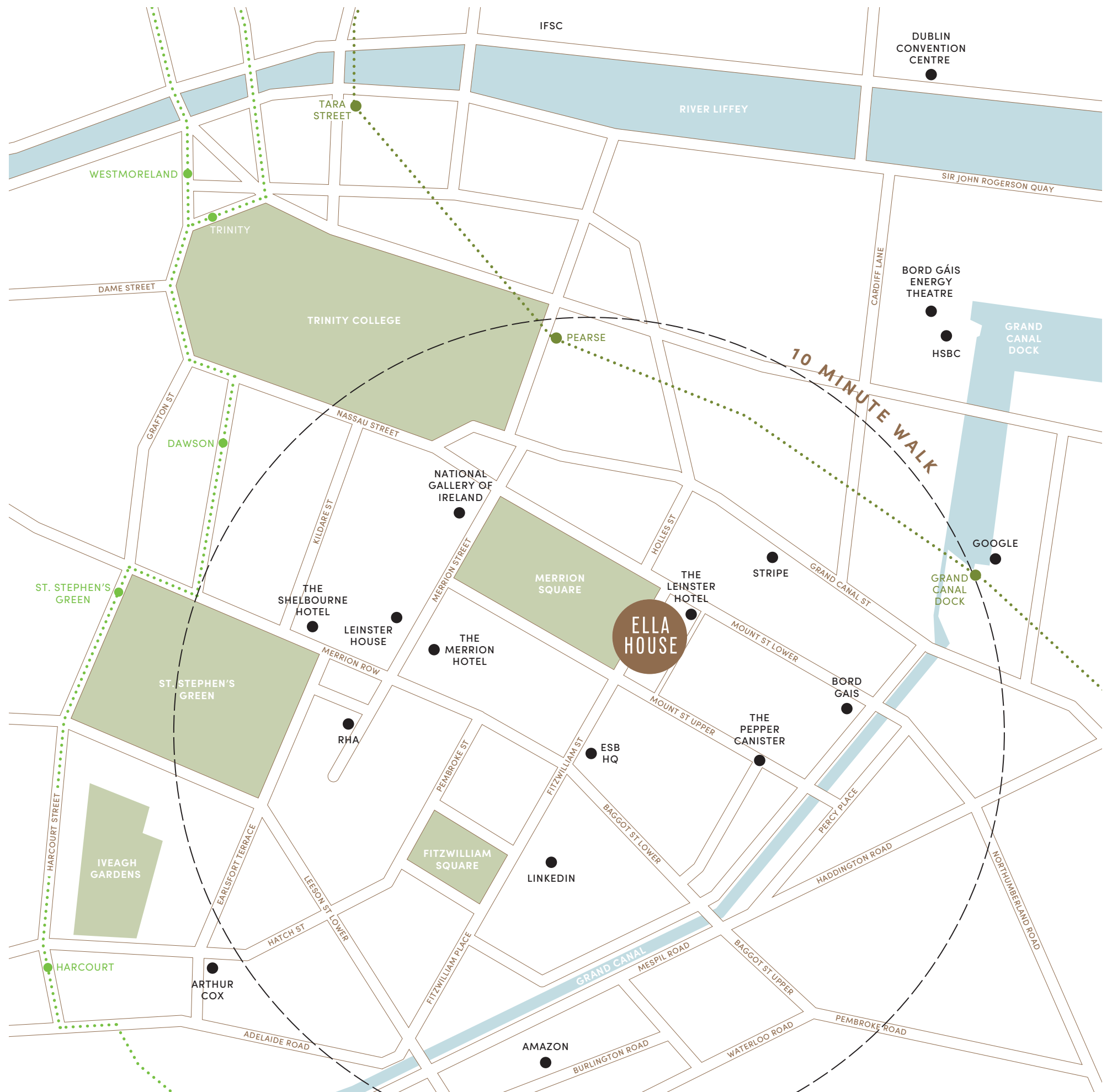
—
Dublin Airport

25 Minute drive

—
Electric bike scheme onsite

—
Dublin Bikes station on doorstep

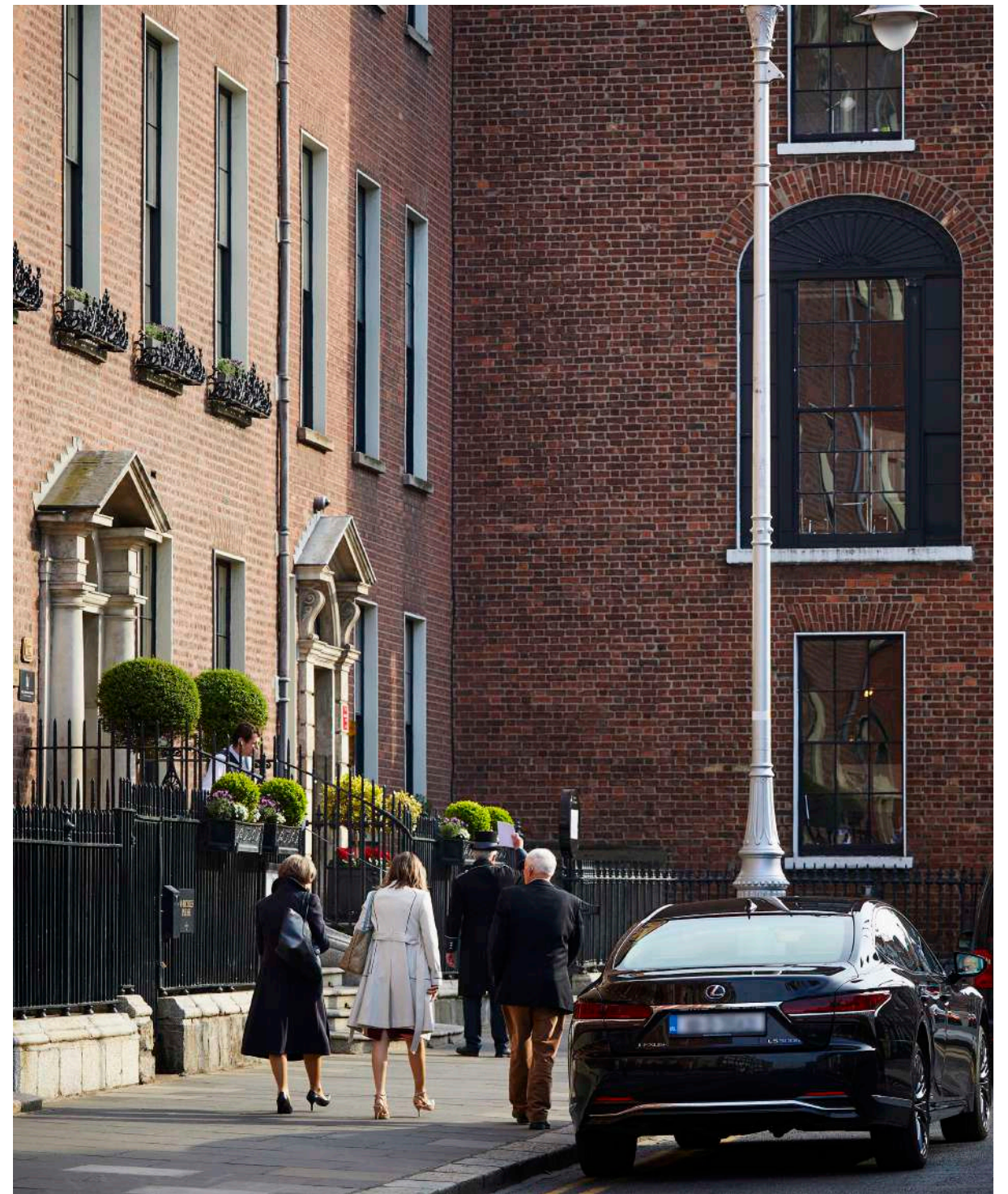
—
Onsite bike/scooter store



“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.

“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
www.ellahouse.com

Exceptional Workspaces by Sonbrook

Sonbrook, 128 Lower Baggot Street, Dublin 2, D02 A430
www.sonbrook.com

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www.ellahouse.com