

40

LOWER LEESON STREET DUBLIN 2



40

LOWER LEESON STREET DUBLIN 2



PROPERTY OVERVIEW

- 🔹 Prime Georgian Property (with Vacant Possession).
- 🔹 Excellent City Centre location.
- 🔹 No.40 Lower Leeson Street has been tastefully refurbished to the highest traditional standards throughout.
- 🔹 The 4 storey over basement Georgian building incorporates a mix of impressive reception rooms that can comfortably accommodate open plan configurations, together with smaller rooms, ideal for cellular offices.
- 🔹 The lower ground floor is self-contained with a very generous floor to ceiling height, which creates a bright and spacious working environment with unique features.
- 🔹 The property is currently in office use and extends to approx. 4,295 sq.ft. (399 sq.m.) NIA.
- 🔹 The property is ideally suited to both investors and owner occupiers looking to acquire a trophy city centre Georgian property.
- 🔹 Guide Price €2,250,000.



“tastefully refurbished to the highest traditional standards throughout”



ACCOMMODATION

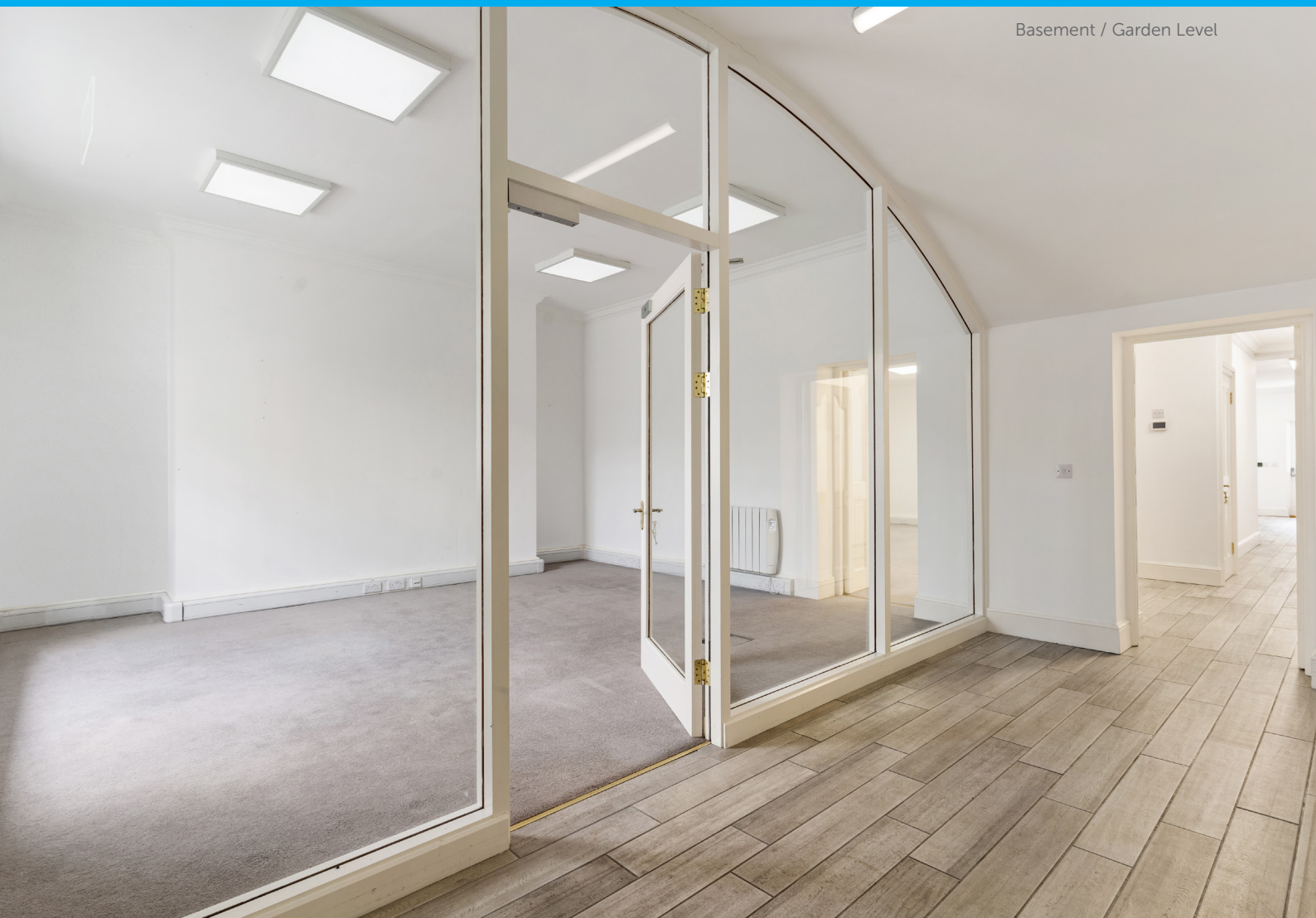
Floor	Sq.m	Sq.ft
Basement	77	832
Ground	92	933
First	68	736
First Floor (Return)	19	201
Second	61	656
Second Floor (Return)	12	126
Third Floor	70	755
Total	399	4,295



HIGH QUALITY SPECIFICATION



- ✦ Solid flooring
- ✦ Mix of perimeter trunking and floor boxes wired for power & CAT6A cabling.
- ✦ Original timber flooring restored at ground flood level.
- ✦ Plush textured carpets throughout
- ✦ Plastered and painted walls with decorative cornicing and original fireplaces
- ✦ Mix of chandeliers and contemporary LED energy efficient lighting system
- ✦ Kitchenette facilities (lower ground floor, ground, 2nd & 3rd floors)
- ✦ Contemporary shower facilities (ground, 2nd and 3rd floors)
- ✦ Security code access to each individual room
- ✦ Eco volt smart zonal heating system
- ✦ Intercom system
- ✦ Fire and intruder alarm



Basement / Garden Level





Starbucks Café Leeson Street



St Stephen's Green



The Grand Canal

LOCATION



- The property occupies a high profile position on Leeson Street and is within walking distance to all city centre amenities, including a host of restaurants, bars, cafés and hotels. St. Stephen's Green and Grafton Street are within a five-minute walk and a host of public transport facilities are conveniently located on your doorstep. The surrounding area comprises a mix of offices, leisure and educational uses. This is a prime CBD location and an array of well-known and high profile occupiers are located nearby.
- Prestigious occupiers in the area include AerCap Holdings, ABK Architects, Eversheds, Arthur Cox Solicitors, KPMG, Bank of America, Arthur Cox LLP, O'Connell Mahon Architects, Lacy Walsh Solicitors, RHA Gallery, Kavanagh Security and EY.

AMENITIES:

The Luas (Green Line) links St. Stephens Green to the South Dublin Suburbs and is only nine minutes' walk from the property. The area is also well serviced by a number of Dublin Bus routes including: 7B, 7D, 11, 32X, 41X, 46A, 46E, 116, 118, 133, 133X, 145, 155, X25, X27, X28, X30, 37, 84X and 984N.

LUAS



8

Minutes Walk to
Charlemont Luas
Green line

BUS



20

Routes serving
the immediate
locality

RAIL



19

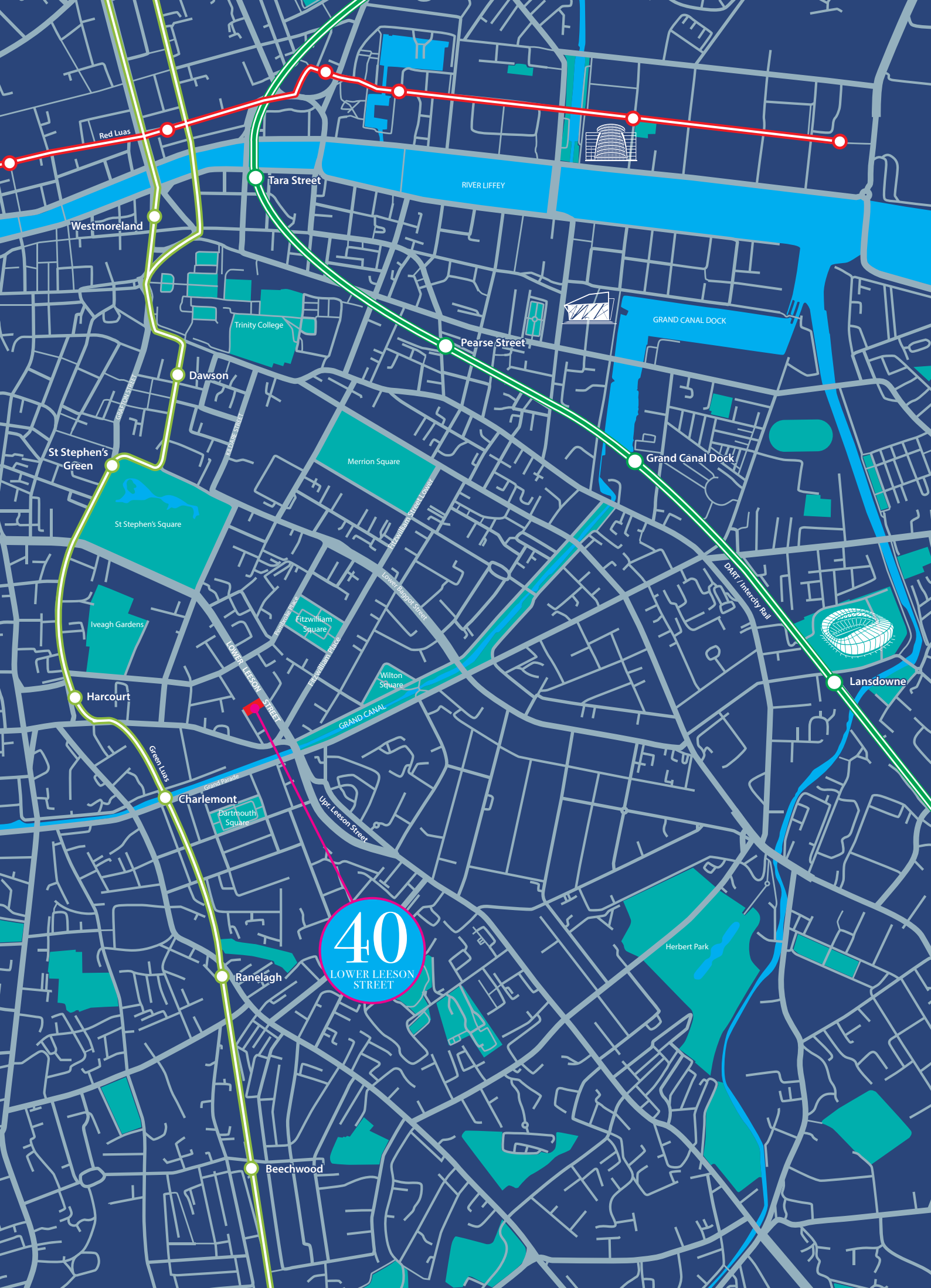
Minutes Walk to
DART and Rail
Connections

BIKE



1

Minute Walk to
Wilton Terrace
Bike Station



Red Luas

Westmoreland

Tara Street

RIVER LIFFEY

Trinity College

Dawson

Pearse Street

GRAND CANAL DOCK

St Stephen's Green

St Stephen's Square

Iveagh Gardens

Harcourt

Green Luas

Charlemont

Dartmouth Square

Ranelagh

Beechwood

40
LOWER LEESON STREET

GRAND CANAL

Upr Leeson Street

Fitzwilliam Square

Wilton Square

Merriem Square

DART Intercity rail

Lansdowne

Herbert Park

40

LOWER LEESON STREET DUBLIN 2



“comprises modern, high quality office space with the benefit of attractive period features including decorative cornicing, ceiling roses and original fireplaces throughout.”



Solicitors

Una Gogarty

M.E.Hanahoe Solicitors

T: 01 677 2353

E: ug@hanahoe.ie

F: 01 671 2660

For Further Information Contact

Hugh O'Donnell

T: +353 1 634 0300

E: hugh@murphymulhall.ie

38 Wellington Road

Ballsbridge Dublin 4

D04 H3E7

Stephen Conway

T: +353 1-633 3700

E: Stephen.conway@colliers.com

Hambleden House

19-26 Lower Pembroke Street Dublin 2

D02 WV96



Murphy Mulhall

www.murphymulhall.ie



www.colliers.com

Disclaimer

These particulars are issued by Murphy Mulhall and Colliers on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them for themselves, Murphy Mulhall, Colliers and for the vendor/lessor whose agents they are given notice that (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Murphy Mulhall nor any of their employees have any authority to make or give any representation or warranty in relation to the property.

PSRA LICENCE NUMBER: 003754 /