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**FOR SALE**  
By Private Treaty

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NUMBER  
**71**

Leeson Street Lower  
**DUBLIN 2**

**Elliott &  
FitzGerald**

01-6614403





## LOCATION

71 Lower Leeson Street is situated on one of Dublin's most prestigious and sought after locations in Dublin's Central Business District with many notable national, international companies and embassies in the vicinity and within close proximity to St Stephens Green.

Nearby occupiers include LinkedIn at One Wilton Park, The Royal Victoria Eye and Ear Hospital, The Institute of Education and a range of cafes and eateries, Starbucks, House and Café Sol.

Due to its central location the building is accessible by all modes of transport. Charlemont Luas station is within easy walking distance (500m), with the DART line accessed at Pearse Street station approximately 1.3km away. Both the QBC (Quality Bus Corridor) and Air Coach stop are located within meters of the property.





# DESCRIPTION

Elliott & FitzGerald are delighted to bring No. 71 Lower Leeson Street, Dublin 2 to the market.

This imposing property built c.1830, comprises a mid-terrace four storey over basement Georgian office building with three return floors extending to an approximate net internal floor area of 331.54 sq.m (3,569 sq.ft).

The building provides well proportioned rooms at each floor level with excellent natural light.



## Features

- Walking distance to Grafton Street
- Prime Dublin 2 location
- Gas fired radiators
- Own door and internal access to basement
- 16 Offices over 5 floors

## Zoning Objective

This property is zoned Objective 'Z8' in the Dublin City Development Plan 2022 - 2028. This zoning objective provides for the following:

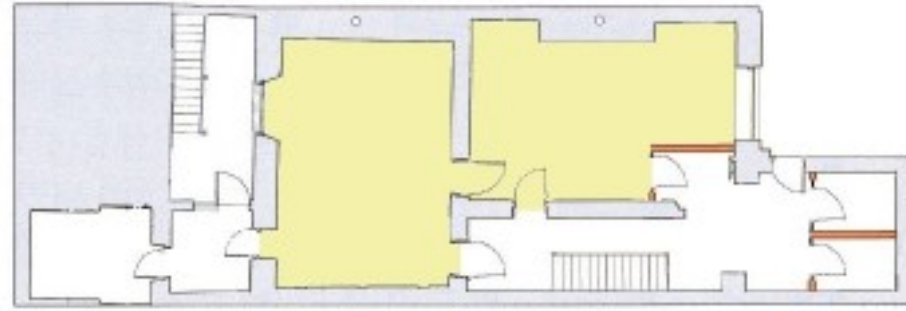
*'To Protect the existing architectural and civic design character and to allow only for limited expansion consistent with the conservation objective.'*



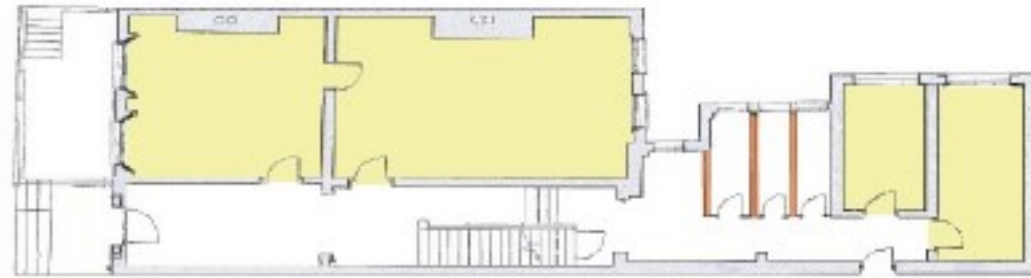


# FLOOR PLAN

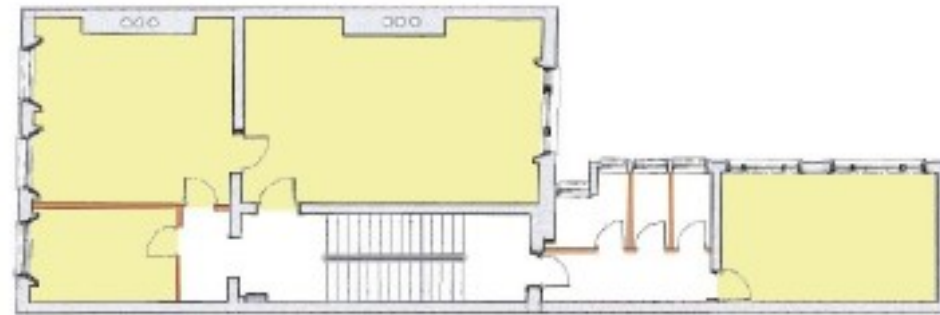
**BASEMENT**



**HALL FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**TOP FLOOR**



Floor Plans are for Illustrative Purposes Only

# ACCOMMODATION

ACCOMMODATION	NIA (net internal floor area)	NIA (net internal floor area)
<b>Basement</b>	c. 59.43 sq.m	c. 640 sq.ft
<b>Hall Floor</b>	c. 50.83 sq.m	c. 547 sq.ft
<b>Hall Floor Return</b>	c. 27.08 sq.m	c. 291 sq.ft
<b>First Floor</b>	c. 60.81 sq.m	c. 655 sq.ft
<b>First Floor Return</b>	c. 23.41 sq.m	c. 252 sq.ft
<b>Second Floor</b>	c. 52.50 sq.m	c. 565 sq.ft
<b>Top Floor</b>	c. 57.48 sq.m	c. 619 sq.ft
<b>Total</b>	<b>c. 331.54 sq.m</b>	<b>c. 3,569 sq.ft</b>

## Price

Available on application.

## Method of Sale

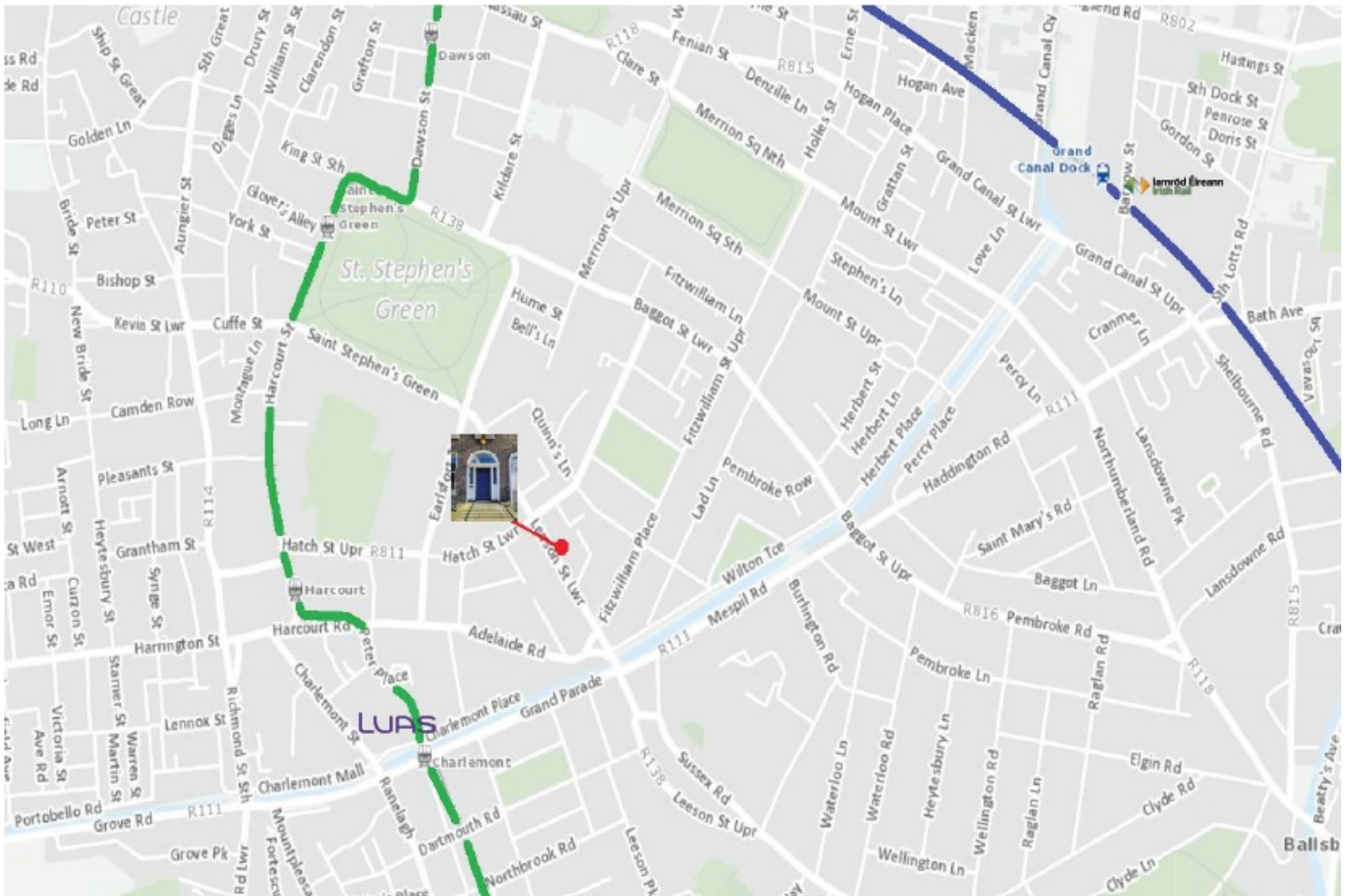
The subject property is being offered for sale by Private Treaty.

## Title

We understand that the title of the property is held freehold.

**BER EXEMPT**

# LOCATION PLAN



**Elliott &  
FitzGerald**

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Viewings are strictly by  
appointment through sole  
selling agent.

**BER EXEMPT**

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