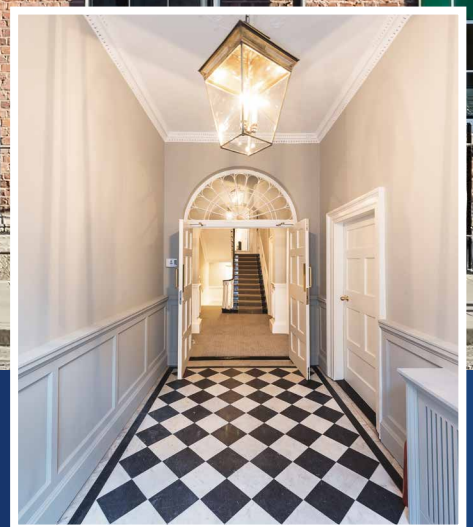


To Let - Offices



90 Harcourt Street
Dublin 2

Superbly Presented Offices
c.386sq.m. / 4,155sq.ft.



Location:

90 Harcourt Street is a prestigious Georgian office property located on the east side of Harcourt Street close to its junction with St. Stephen's Green in Dublin's South City Centre.

The property immediately adjoins the offices of KPMG at Stokes Place and BCM Hanby Wallace Solicitors. It has excellent transport facilities with the LUAS Green Line running directly outside the building, together with numerous cross city bus routes, convenient for shopping, restaurants and hotels. The recreational gardens of both St Stephen's Green and the Iveagh Gardens are immediately adjacent to the property.

Grafton Street and its surrounds are Ireland's most exclusive shopping district and are just a short walk away from 90 Harcourt Street. Dublin's trendiest restaurant location west of Grafton Street from the Castle Market Arcade to South William Street and Camden Street are all close by. There are 5 Hotels on the street including the Dean and the Iveagh Garden Hotel while the 5 Star Shelbourne and Merrion Hotels are close by.



Description:

90 Harcourt Street comprises of a 4 storey over basement Georgian office building which has been fully refurbished while maintaining many of its original period features that give this property its charm and sophistication, while incorporating a mix of high end contemporary fitout in order to provide for high quality office space in a central location. The offices are available for immediate occupation with the benefit of 2 secure underground car parking spaces.

The building offers a wonderful mix of Georgian appeal and modern office environment requirements.



Courtyard



Ground Floor



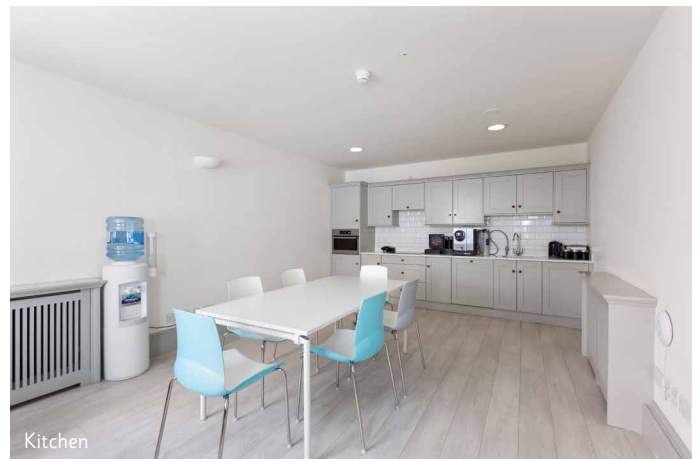
Upstairs Kitchen



Shower Facilities



First Floor



Kitchen

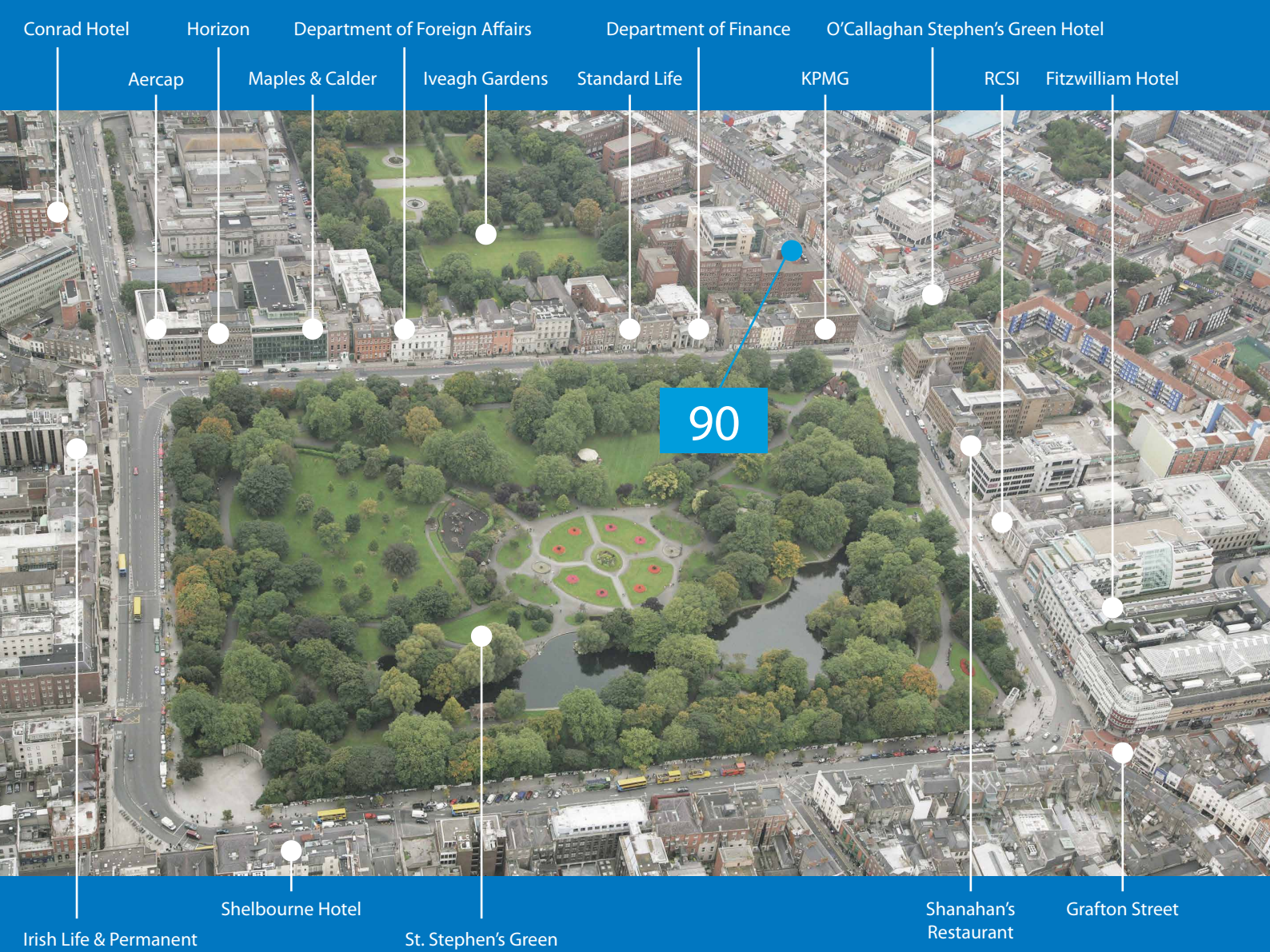
Accommodation:

Approximate Net Internal Floor Areas:

	Sq.m.	Sq.ft.
Basement	70.5	759
Hall Floor	76.2	820
First Floor	105.2	1,132
Second Floor	63.6	685
Third Floor	70.5	759
Total Net Internal Area:	386.0	4,155



Boardroom



BER:

Exempt. (Protected Structure)

Parking:

2 car parking spaces in secure adjoining basement car park.

Rent:

On Application.



Viewing:

By appointment only with sole agents Finnegan Menton. Contact Nicholas Corson or David Rowe on 01 614 7900.



A Development by



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by Evolution Visuals