



**72 LOWER
LEESON STREET
DUBLIN 2**

FOR SALE BY PRIVATE TREATY
SUPERB GEORGIAN OFFICE





OVERVIEW

- › Mid Terrace, four storey over basement Georgian Office Building extending to approx. 317 sq.m. / 3,408 sq. ft. (NIA)
- › Excellent location, close to St. Stephen's Green, Fitzwilliam Square and Pembroke Street Upper
- › Prestigious HQ office in a prime Dublin 2 location
- › Excellent public transport in close proximity
- › For sale with vacant possession

DESCRIPTION

72 Lower Leeson Street comprises a four storey over basement Georgian building. The property retains many of its original features such as ornate fireplaces, wooden floors, coving and period windows. 72 Leeson Street benefits from a bright entrance hall and modern elements such as shower facilities, a large kitchenette and WC's. There is a substantial yard space to the rear of the property.

On the ground floor there is reception room and a large feature boardroom. The upper floors are laid out to provide a mixture of cellular and open plan offices. The lower ground floor has a separate entrance at street level and currently provides storage space but could be converted to office or residential use subject to planning permission.

LOCATION

No. 72 is located on Lower Leeson Street in the centre of the traditional Central Business District, which is widely viewed as Dublin's finest and most sought after office location. The immediate area is home to many of the country's leading professional firms with nearby occupiers including AerCap, Arthur Cox, PTSB and Kilroys Solicitors.

One of Europe's most prestigious city parks, St. Stephen's Green is located nearby and the area offers a wide



variety of amenities such as banking, bars, 5 star hotels, restaurants and cafes within short walking distance.

Public transport links are excellent with Pearse DART station, the Luas Green Line at St. Stephen's Green and numerous Dublin Bus routes all within a short walking distance. The Dublin Bikes scheme also offers a convenient option with the nearest stations located on Fitzwilliam Square West and St. Stephen's Green East.

ACCOMMODATION SCHEDULE

FLOOR	APPROX. NET INTERNAL AREA	
	SQ.M.	SQ.FT.
Third	61	652
Second	54	579
First	75	812
Ground	77	830
Lower Ground	50	535
Total	317	3,408

All interested parties are specifically advised to verify floor areas and undertake their own due diligence in this regard.





CONTACT & FURTHER INFORMATION

TITLE

Freehold.

BER

Exempt.

ZONING

The property is zoned Z8 "To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective", under the current Dublin City Development Plan 2016-2022. The property is listed as a protected structure, reference number 4434.

SALES AGENT



Savills Office Division
33 Molesworth Street,
Dublin 2
D02 CP04

savills.ie

CONOR EGAN
conor.egan@savills.ie
+353 (0)1 618 1746

DAVID O'MALLEY
david.omalley@savills.ie
+353 (0)1 618 1458

PSRA Lic. No. 002233

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