

**FOR SALE**

**17 Pembroke Street Upper &  
77 Leeson Street Lower**

**Lisney**

COMMERCIAL REAL ESTATE



# Lisney

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## ABOUT THE PROPERTY

Georgian property with generous proportions

Dual frontage and access in prime location

Sliding sash windows

Reception area

Ample meeting rooms

Comms room

Fully equipped kitchen

Right of way access to the rear

### DESCRIPTION

17 Pembroke Street Upper & 77 Lower Leeson Street presents a rare opportunity to acquire a high-profile, end-of-terrace Georgian building occupying a prominent corner position in one of Dublin's most prestigious and sought-after commercial districts. With dual frontage and access, the property enjoys exceptional visibility at the intersection of Pembroke Street Upper and Lower Leeson Street, just 300 metres from the southeast corner of St. Stephen's Green.

Offered for sale with vacant possession, this extensively renovated property seamlessly blends historic charm with modern commercial functionality. Arranged over four storeys above a basement level, the building spans approximately 4,349 sq. ft (NIA) & 6,560 sq. ft (GIA) and retains beautiful period features including generous proportions, sash windows, and decorative cornicing.

Internally, the accommodation is thoughtfully laid out to support a range of professional uses. It includes a number of private offices, a welcoming reception area, two meeting rooms, a dedicated conference room, and a fully equipped communications room. Kitchen and tea station facilities are also provided, ensuring comfort and convenience for staff and visitors alike. The entire building is fitted with integrated data cabling and central heating throughout, creating a comfortable and efficient working environment.

This landmark building is ideally suited for a prestigious office headquarters, a professional practice, or a prime investment opportunity. Its combination of Georgian elegance, modern amenities, and strategic location in the heart of Dublin 2 makes it a compelling proposition for discerning buyers seeking both character and convenience.



17 Pembroke Street Upper & 77 Leeson Street Lower





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## LOCATION

The prestigious location is within walking distance from a range of transport links including Pearse DART Station, the LUAS Green line stops at Dawson Street and St. Stephen's Green. There are also numerous bus routes in close proximity to the property. The property is within easy reach of numerous amenities with St. Stephen's Green and Grafton Street only a short stroll away. The surrounding area benefits from a wide range of restaurants, cafes, banks, pub's and hotels.



## TITLE

Freehold / Long leasehold.

## 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 2022-2028.

### Z8 – Permissible Uses

Assisted living/retirement home, bed and breakfast, café/tearoom, childcare facility, cultural/recreational building and uses, education, embassy residential, embassy office, home-based economic activity, hostel (tourist), hotel, live-work units, medical and related consultants, office, open space, residential, restaurant.

## PRICE

Offers are sought in excess of €2,400,000.

## VIEW

Viewings by private appointment.



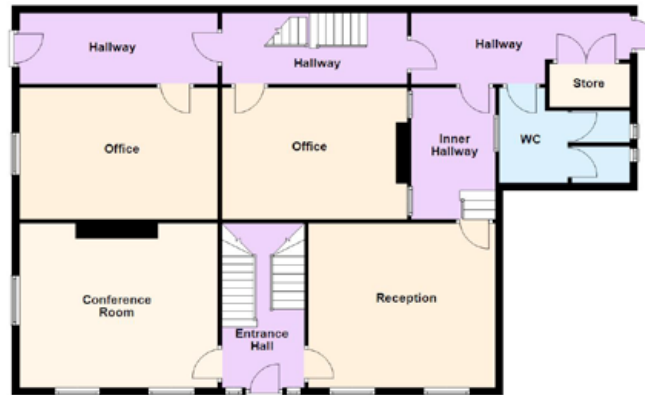
## FLOOR PLANS

Not to scale, for identification purpose only

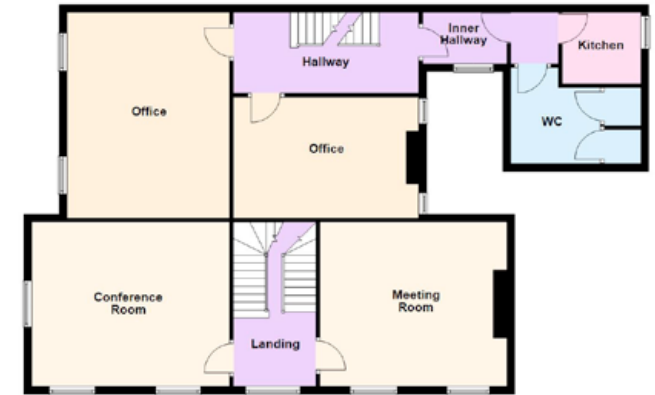
### Basement



### Ground Floor



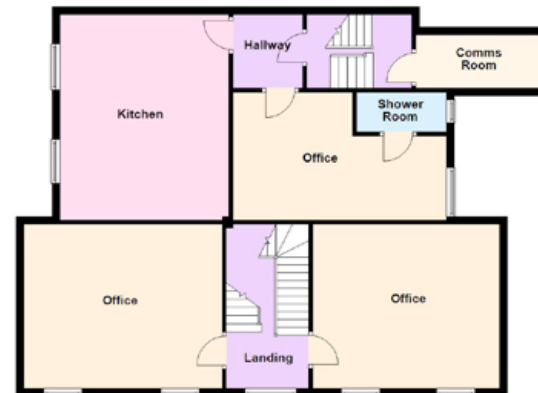
### First Floor



### Second Floor



### Third Floor



### Fourth Floor



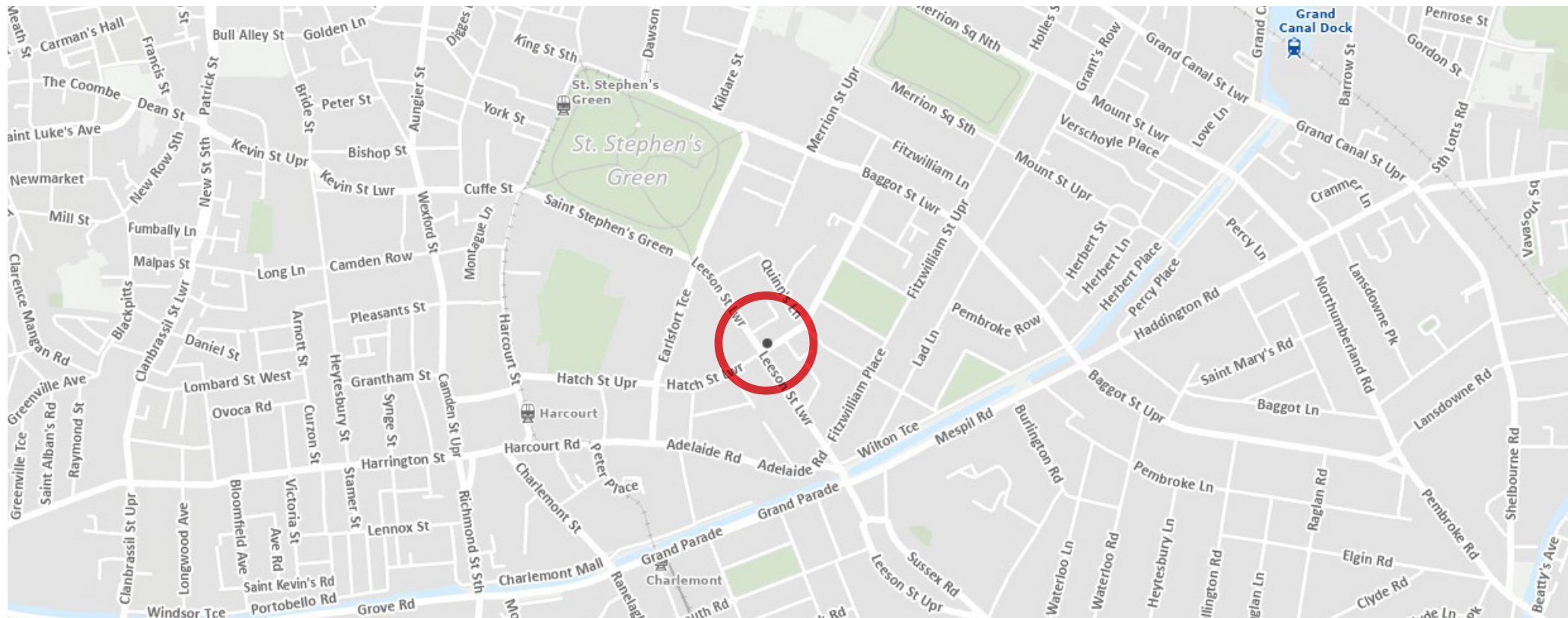


There are also numerous bus routes in close proximity to the property.

## BER INFORMATION

BER EXEMPT

## LOCATION MAP



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Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

