

The background features a detailed, light-colored architectural element, possibly a ceiling or wall panel, with a repeating pattern of stylized leaves and figures in circular medallions. A large, dark blue number '9' is prominently displayed at the top center. Below it, the words 'Harcourt Street' are written in a bold, dark blue, serif font. The entire text is framed by a thin, gold-colored circular border.

# 9 Harcourt Street

DUBLIN 2

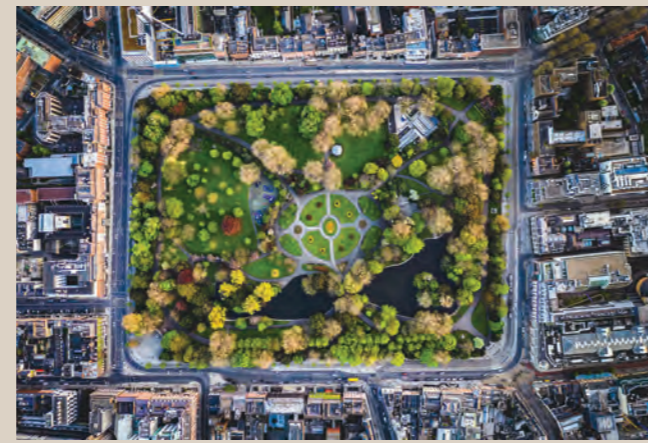
TO LET

## LOCATION

Located on Harcourt Street, no. 9 is prominently positioned within Dublin city centre, approximately 110m from St Stephen's Green and 400m from Grafton Street.

The area is a highly established office location with several notable occupiers nearby including KPMG, Byrne Wallace, EY, Dropbox and Deloitte. In addition to the multitude of companies, the area is also home to a plethora of cafes, bars, restaurants and hotels including Di Luca, The Dean Hotel, Sophie's, The Iveagh Garden Hotel, Pickle, Delahunt, The Grayson, and The Conrad.

The property is well serviced by public transport, with the Luas passing the front door and St. Stephen's Green Luas stop approximately 350m from the



building. Multiple bus services also operate from St. Stephen's Green providing access throughout the city and beyond. Dublin Bike stations are at Clonmel Street (130m), St. Stephen's Green (140m and 230m) and Kevin Street (450m). Pearse Street DART station is located 1.6km from Harcourt Street.



## HISTORY

Harcourt Street first appears on maps of Dublin in 1784, shortly before no. 9 was built.

Built in c. 1785, 9 Harcourt Street was built by Michael Stapleton, who was considered Ireland's most skilled stuccodor at the time. The property boasts Stapleton's famous stucco ornament throughout. The current owners completed a renovation project in recent years, sensitively restoring the building resulting in an exceptional contemporary fit out.

The exterior of the property was built in a simpler fashion with the exception of the iconic doorway and overhead fan light. Since its construction 240 years ago, the building is understood to have been home to only two tenants.





## DESCRIPTION

The building is a four storey over basement former Georgian townhouse extending to approximately 5,121 sq. ft. Comprising a mix of large open plan rooms and smaller cellular offices, particularly on the upper floors, the building is ideal for all tenant types. There are ample facilities throughout including multiple kitchenettes and WC facilities. The shower facilities, located throughout the building, have been finished to the highest standard. The ceilings range in height up to four metres with large sash windows allowing natural light to fill the rooms.

To the rear is a large return which covers ground to second floor. This space provides open plan office space as well as tenant amenities including kitchenette and bathroom facilities.

The building has been recently renovated and repainted throughout, with works including the installation of modern lighting fixtures, which amplify the impressive plasterwork.

The large basement provides additional office space as well as a comms room, kitchenette, and shower facilities along with underfloor heating.

A large secure yard contains parking for up to 8 cars and is accessed via Montague Lane to the rear.



## SPECIFICATION

The building has been refurbished to include a modern fit out, with key features such as:

-   
**CAT 5 data cabling**
-   
**Floor boxes**
-   
**New lighting systems throughout**
-   
**Kitchenette facilities throughout the building**
-   
**Shower facilities**
-   
**Secure access at both the front door and rear yard**
-   
**Rear yard with parking for up to 8 cars**
-   
**Gas central heating**



## FLOOR AREAS

<b>9 HARCOURT STREET</b>	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Basement	66.36	714
Ground Floor	105.51	1,136
First Floor	124.65	1,342
Second Floor	94.13	1,013
Third Floor	85.10	916
<b>TOTAL</b>	<b>475.74</b>	<b>5,121</b>



## FURTHER INFORMATION

### LEASE TERMS

Available via new flexible lease terms.

### VIEWING

Viewing is highly recommended and is available by appointment only with the sole agent, Savills.

### BER

BER Exempt

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