

TO LET



6 Harcourt Terrace, Dublin 2

High quality landmark Georgian offices

Extending to approximately 294 m²

2 car parking spaces

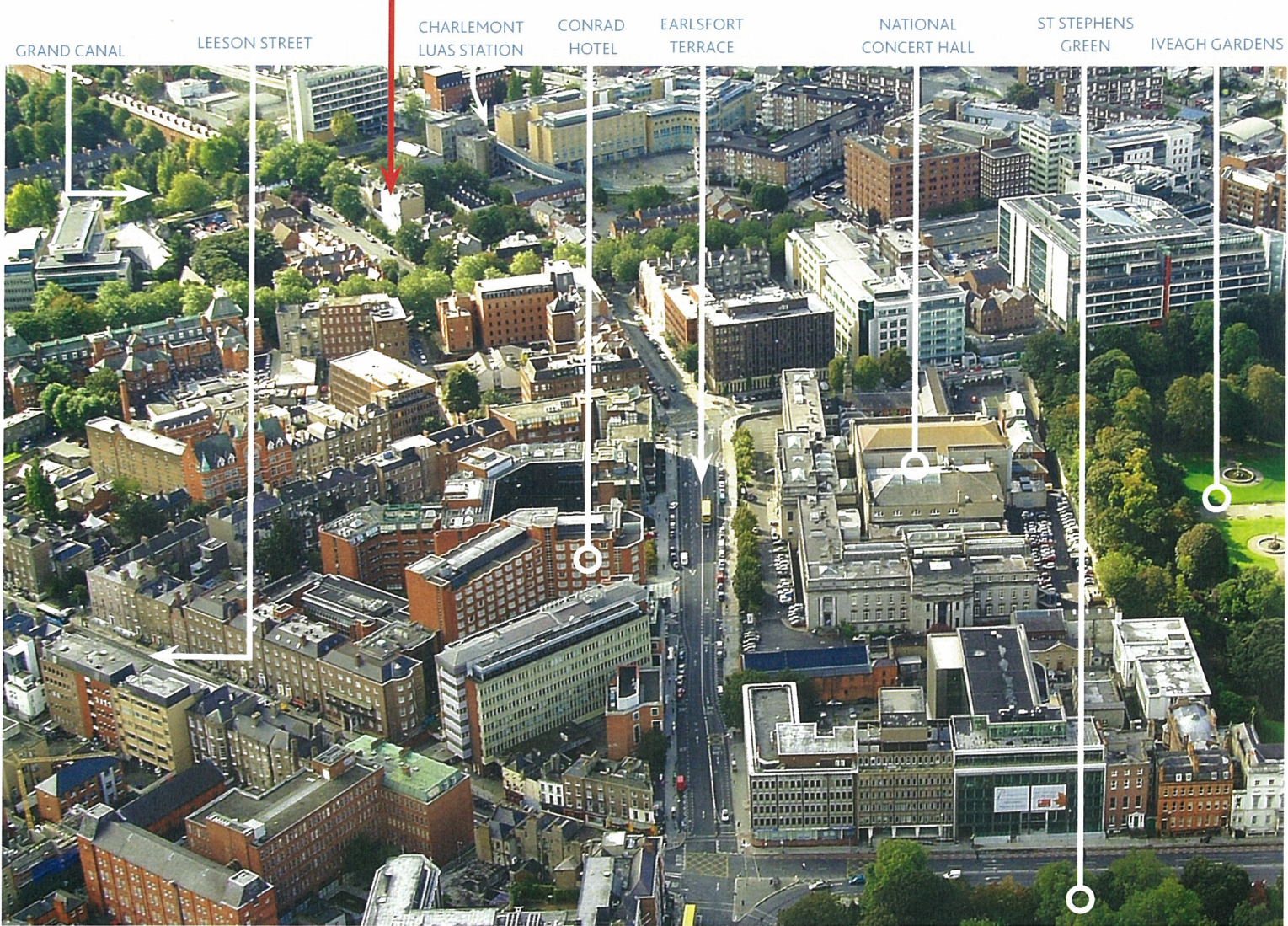
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6 HARCOURT TERRACE



Location

The historic Harcourt Terrace is conveniently located just off Adelaide Road near the junction with Earlsfort Terrace in the heart of the Central Business District.

No 6 Harcourt Terrace is an own door unit which comprises part of a larger imposing interconnecting building namely numbers 6-7 Harcourt Terrace and forms part of a series of neo-classical prominent structures. The majority of the properties on this terrace are named on the Record of Protected Structures in order to preserve their character which further highlights their importance and relevance to Irish Architecture.

This unique property offers occupiers the opportunity to be located in the heart of the City Centre whilst having the enjoyment of a leafy picturesque rural setting. Being located in the centre of the City, public transport is also readily available with numerous bus routes serving this vicinity in addition to the LUAS which is located around the corner at Charlemont Station.

Description

The incoming tenant has the opportunity of obtaining an 'own door office suite' within this building.

The available accommodation comprises of the ground and basement floors of this imposing prestigious office building and provides a balance of character and functionality retaining many period features such as sash windows and cornicing, whilst also benefiting from raised access floors and computer cabling.

The traditional Period layout provides for a good mixture of potential private offices/meeting rooms or a large open plan space via the large interconnecting rooms. In addition the incoming tenant will have private WC facilities and tea station.

The current tenant will also consider subletting the accommodation with the benefit of all existing furniture to include reception and boardroom table.

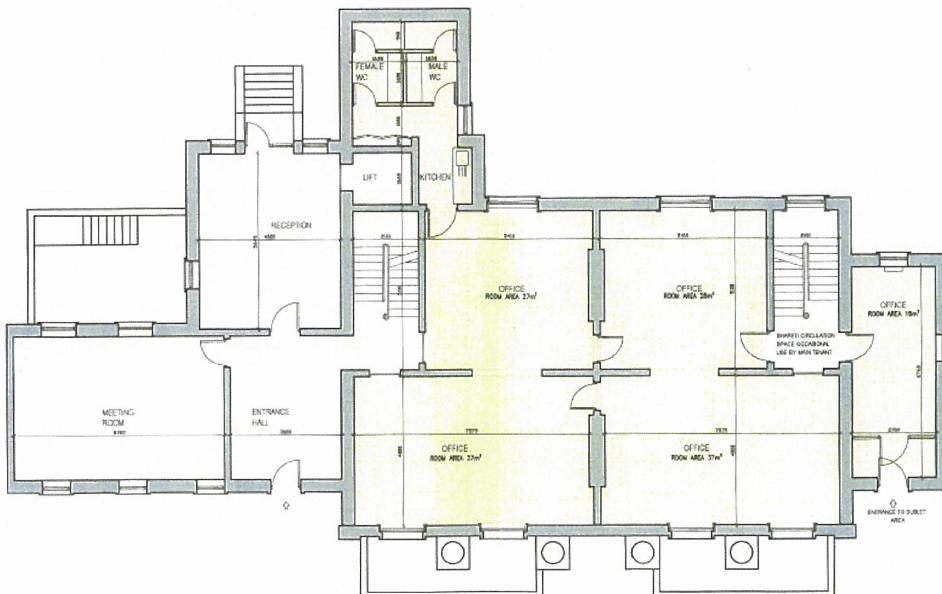
Specification

- Original period features
- Raised access floors
- Computer cabling
- Private WC facilities
- Kitchenette
- Fully Fitted Offices



Accommodation Schedule

Floors	M ²	Sq Ft
Basement & Ground	294	3,164.58
Car parking spaces		2



Inspections

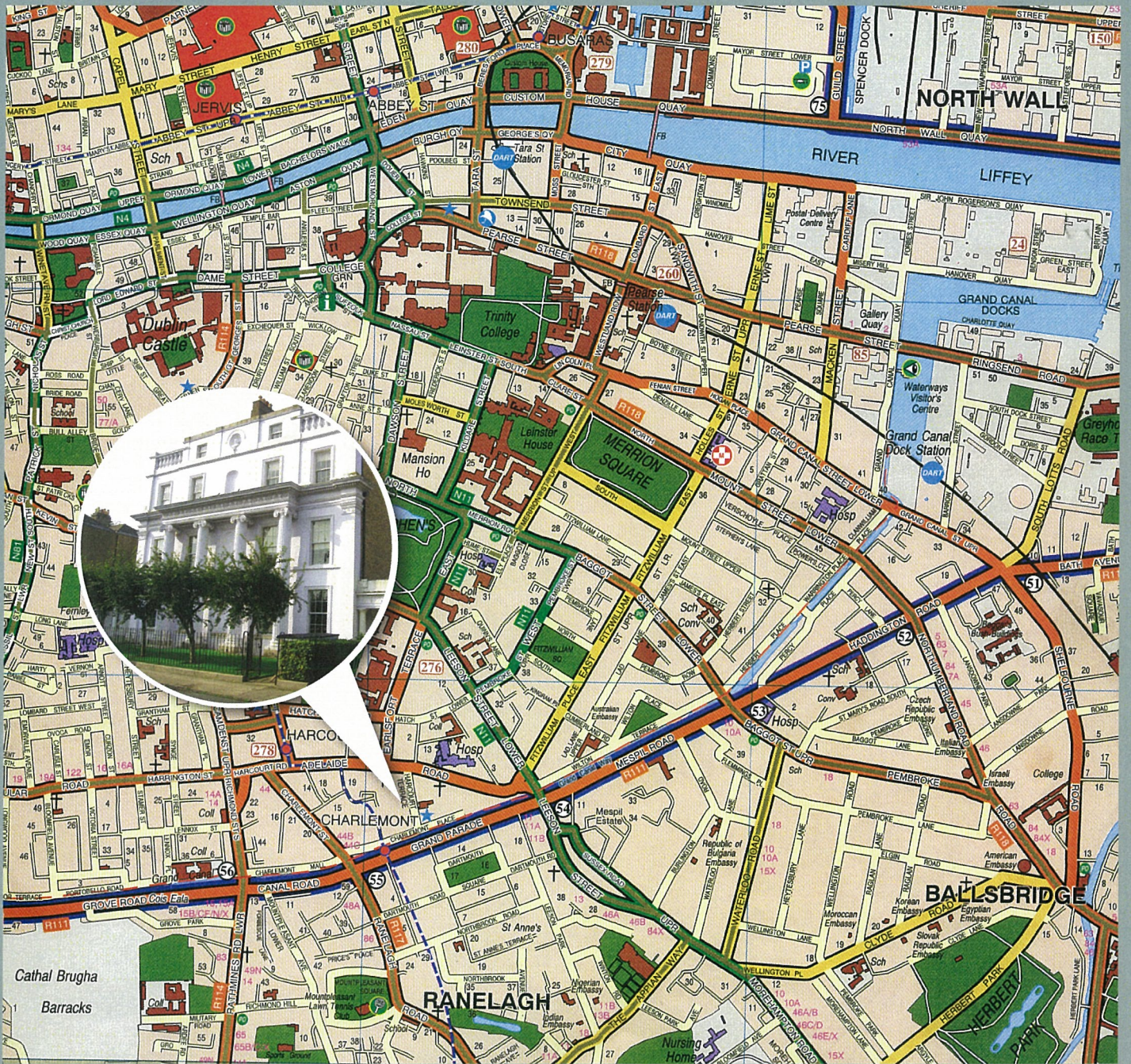
Strictly by prior appointment only.

Terms

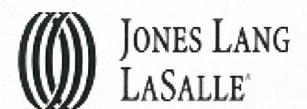
Available by way of a flexible short term sub letting.

Rent

On application.



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