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LOWER LEESON STREET DUBLIN 2



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PROPERTY OVERVIEW

- 🏠 Prime Georgian Property (with Vacant Possession).
- 📍 Excellent City Centre location.
- 🏠 No.40 Lower Leeson Street has been tastefully refurbished to the highest traditional standards throughout.
- 🏠 The 4 storey over basement Georgian building incorporates a mix of impressive reception rooms that can comfortably accommodate open plan configurations, together with smaller rooms, ideal for cellular offices.
- 🏠 The lower ground floor is self-contained with a very generous floor to ceiling height, which creates a bright and spacious working environment with unique features.
- 🏠 The property is currently in office use and extends to approx. 4,295 sq.ft. (399 sq.m.) NIA.
- 🏠 The property is ideally suited to both investors and owner occupiers looking to acquire a trophy city centre Georgian property.
- 🏠 Guide Price €2,250,000.



“tastefully refurbished to the highest traditional standards throughout”



ACCOMMODATION

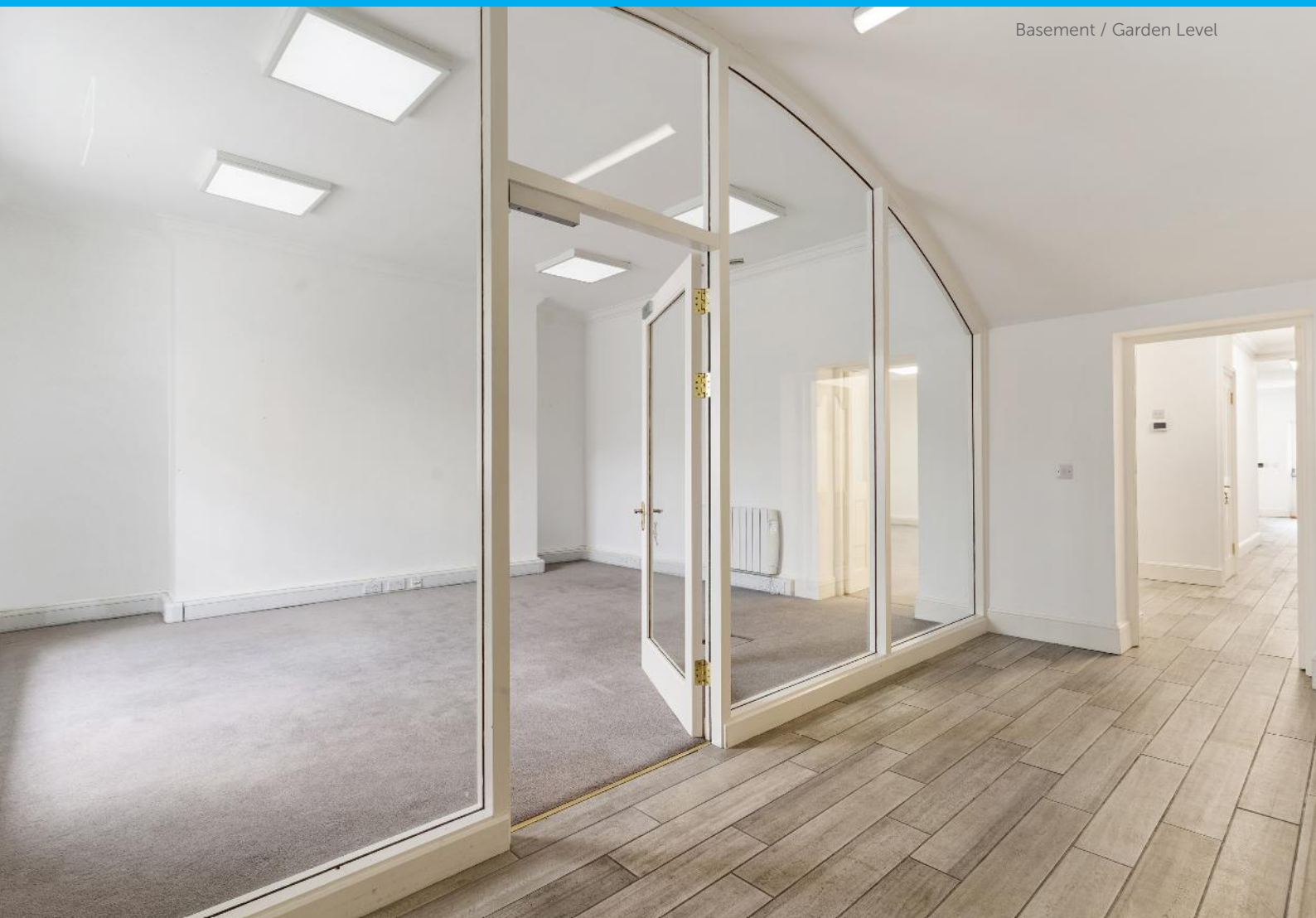
Floor	Sq.m	Sq.ft
Basement	77	832
Ground	92	933
First	68	736
First Floor (Return)	19	201
Second	61	656
Second Floor (Return)	12	126
Third Floor	70	755
Total	399	4,295



HIGH QUALITY SPECIFICATION



- ✦ Solid flooring
- ✦ Mix of perimeter trunking and floor boxes wired for power & CAT6A cabling.
- ✦ Original timber flooring restored at ground flood level.
- ✦ Plush textured carpets throughout
- ✦ Plastered and painted walls with decorative cornicing and original fireplaces
- ✦ Mix of chandeliers and contemporary LED energy efficient lighting system
- ✦ Kitchenette facilities (lower ground floor, ground, 2nd & 3rd floors)
- ✦ Contemporary shower facilities (ground, 2nd and 3rd floors)
- ✦ Security code access to each individual room
- ✦ Eco volt smart zonal heating system
- ✦ Intercom system
- ✦ Fire and intruder alarm



Basement / Garden Level





Starbucks Café Leeson Street



St Stephen's Green



The Grand Canal

LOCATION



- The property occupies a high profile position on Leeson Street and is within walking distance to all city centre amenities, including a host of restaurants, bars, cafés and hotels. St. Stephen's Green and Grafton Street are within a five-minute walk and a host of public transport facilities are conveniently located on your doorstep. The surrounding area comprises a mix of offices, leisure and educational uses. This is a prime CBD location and an array of well-known and high profile occupiers are located nearby.
- Prestigious occupiers in the area include AerCap Holdings, ABK Architects, Eversheds, Arthur Cox Solicitors, KPMG, Bank of America, Arthur Cox LLP, O'Connell Mahon Architects, Lacy Walsh Solicitors, RHA Gallery, Kavanagh Security and EY.

AMENITIES:

The Luas (Green Line) links St. Stephens Green to the South Dublin Suburbs and is only nine minutes' walk from the property. The area is also well serviced by a number of Dublin Bus routes including: 7B, 7D, 11, 32X, 41X, 46A, 46E, 116, 118, 133, 133X, 145, 155, X25, X27, X28, X30, 37, 84X and 984N.

LUAS



8

Minutes Walk to Charlemont Luas Green line

BUS



20

Routes serving the immediate locality

RAIL



19

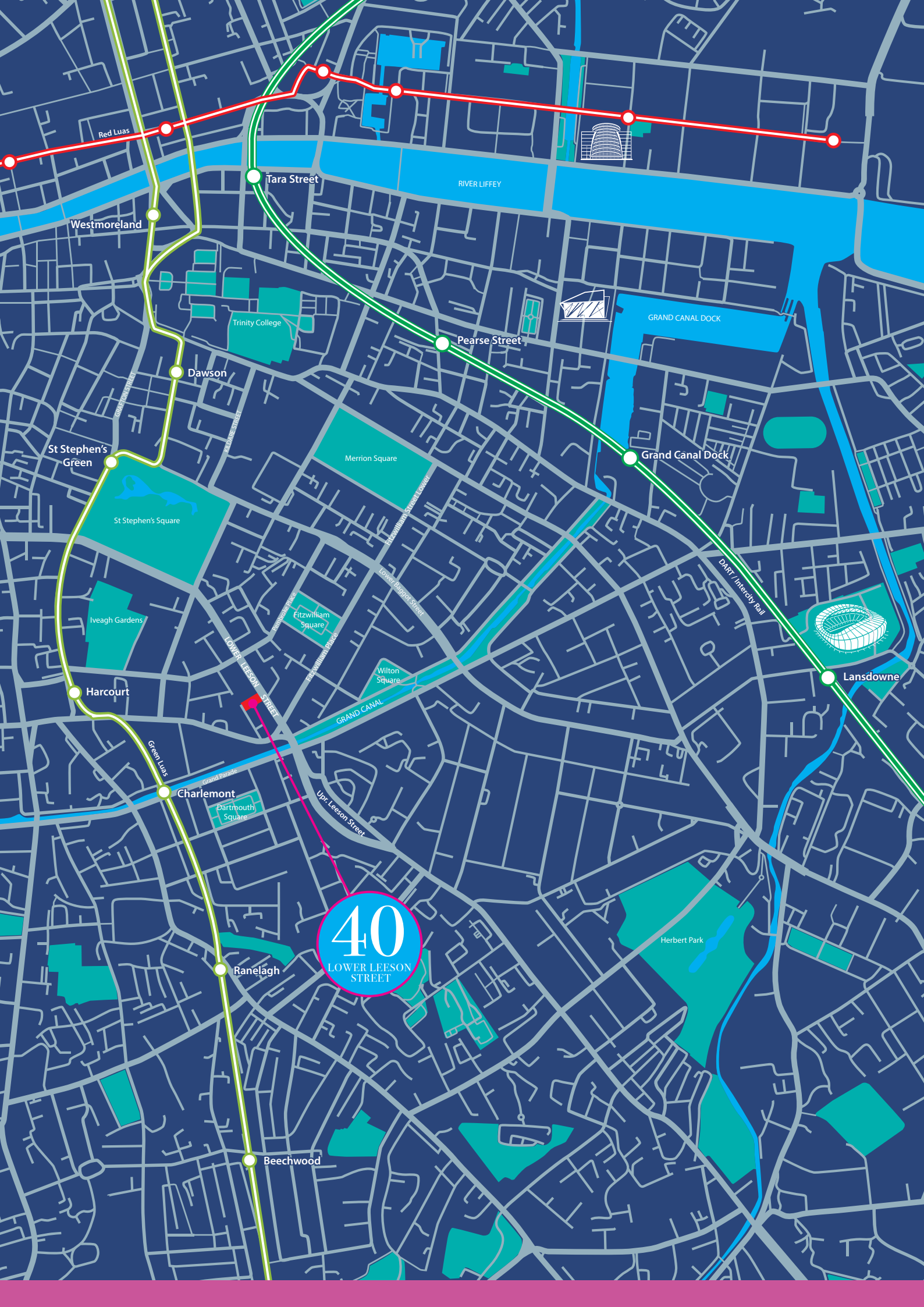
Minutes Walk to DART and Rail Connections

BIKE



1

Minute Walk to Wilton Terrace Bike Station



Red Luas

Westmoreland

Tara Street

RIVER LIFFEY

Trinity College

Pearse Street

GRAND CANAL DOCK

Dawson

Grand Canal Dock

St Stephen's Green

Merrion Square

St Stephen's Square

Fitzwilliam Square

Iveagh Gardens

Wilton Square

Harcourt

Lansdowne

Charlemont

Ranelagh

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LOWER LEESON STREET

Herbert Park

Beechwood

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“comprises modern, high quality office space with the benefit of attractive period features including decorative cornicing, ceiling roses and original fireplaces throughout.”



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