

1 HARMONY COURT

HARMONY ROW, GRAND CANAL DOCK, DUBLIN 2

FOR SALE

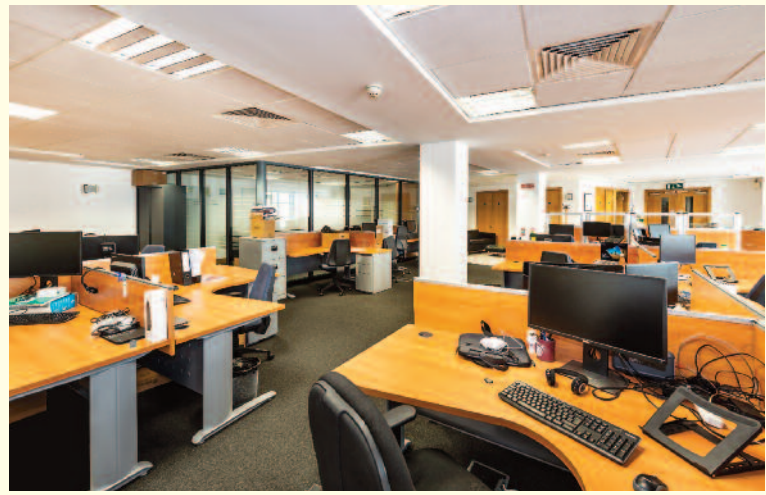
BER D1



SHERIDAN

— estates —

- Impressive modern office in the heart of Dublin's business district
- Prime own door office suite
- Development designed by Henry J Lyons Architects



Location

- Harmony Court is an impressive modern office development in Dublin 2, a prime location on the south side of Lower Grand Canal Street just off Hogan Place and only 350 metres from Merrion Square.
- Neighbouring occupiers including leading technology and financial companies Stripe, Tekenable, Twitter, Facebook, Google, Perrigo, the NTMA and KBC Bank.
- Grafton Street, Ballsbridge and Grand Canal Square are all within a short walk of the building. The area is well served by public transport with numerous bus routes serving the area via Pearse Street and Fenian Street, the Dart at Pearse Street is 400 metres away and the Luas College Green stop approximately 15 minutes' walk.
- Two Dublin Bike stations within 300m located at Fenian Street and Grattan Street. Local amenities include 3fe, Staple Foods, The Square Ball, Becky Morgans, Musashi Sushi and Probus Wines.

BER D1 BER No. 800159261

PSRA: 003598


SHERIDAN
— estates —

www.sheridanestates.ie

VIEWING: Strictly by appointment with sole agents Sheridan Estates.

T +353 1 903 8750 E henry@sheridanestates.ie M +353 87 9807777

SHERIDAN ESTATES, 19 FITZWILLIAM PLACE, DUBLIN 2.

Every care is taken in preparing these particulars but neither the vendors or their agents can be held responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.

Features

- Modern high specification building with raised access floors
- Suspended ceilings
- Large feature windows
- Kitchen facilities
- Toilets & Shower room
- Cat 5 cabling
- Air conditioning
- Passenger lifts
- Fob access system
- Terrace area
- 2 basement car spaces.

Tenancy

The property is let to Tekenable Ltd. on a 5 year lease from 10th February 2018 with a signed Renunciation in place. The current rent equates to €55,000+VAT per annum*.

*€55,000 rental income p.a. with reversionary income of €85,000 p.a. (€31psq.ft.) reflecting a net initial yield of 8.2% after standard purchasing costs of 4.46%.

Car Parking

The accommodation benefits from 2 basement car parking spaces.

Guide Price

Available on request.