

REMARKABLE GEORGIAN OFFICE BUILDING

FOR SALE BY PRIVATE TREATY



41
LEESON STREET
LOWER

DUBLIN 2



BER Exempt

41 LEESON STREET LOWER HIGHLIGHTS



Georgian office building fully refurbished and fitted out to the highest standards



3,960 sq. ft. N.I.A. of premium office accommodation



Currently operating as high-end serviced office. Flexibility to maintain operating as a serviced office or ability to secure Vacant Possession



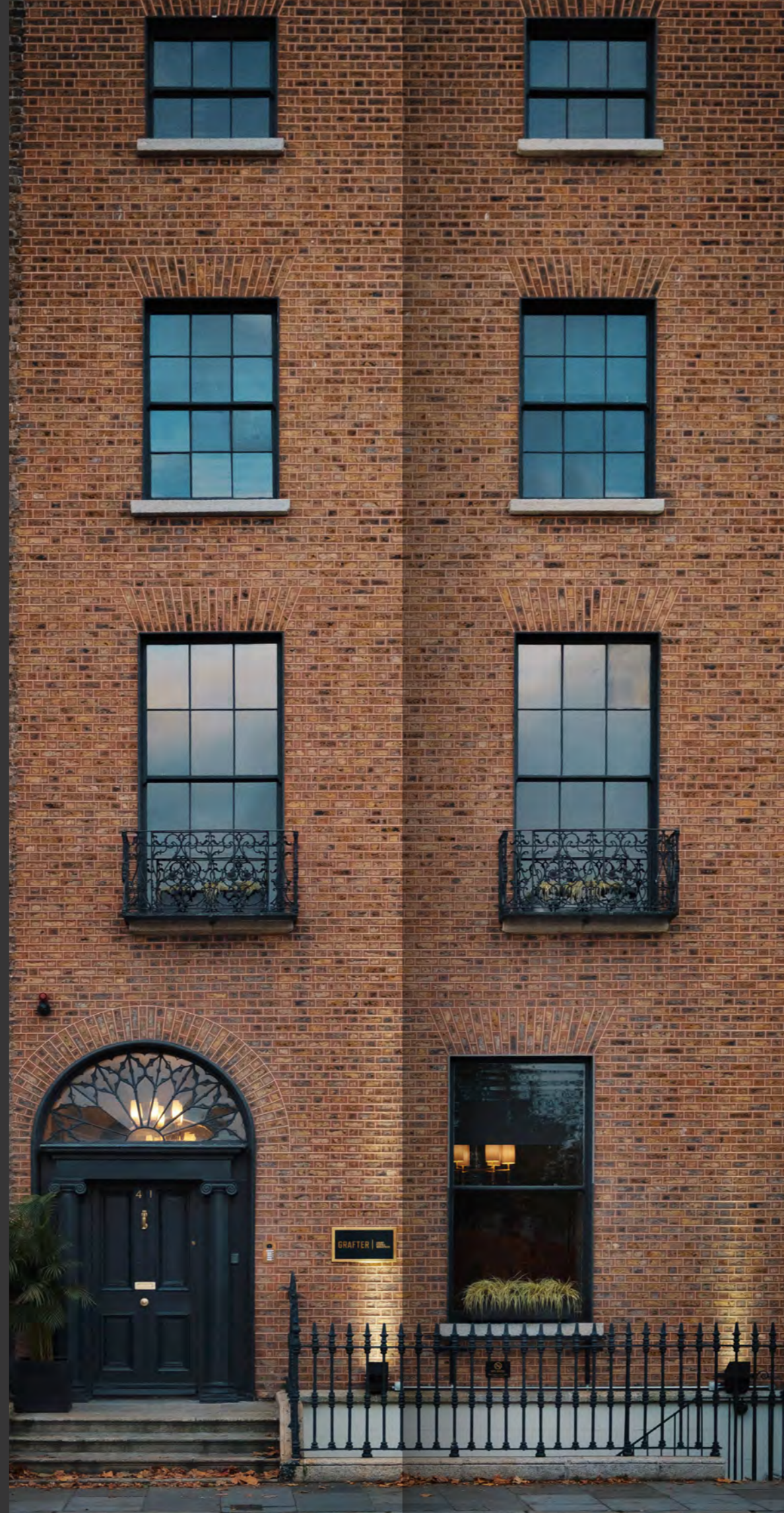
Benefit of furniture to provide turnkey solution for immediate occupation



Prime location positioned in the heart of Dublin's Central Business District within walking distance to St. Stephen's Green, Fitzwilliam Square and Merrion Square



Excellent transport links with convenient city centre access





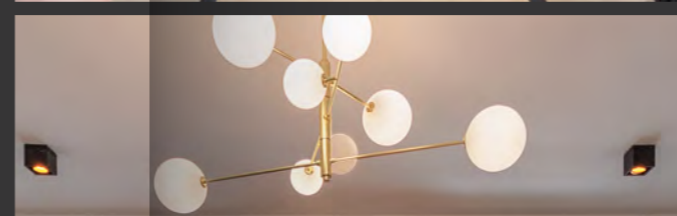
LOCATION

41 Leeson Street Lower occupies a prime position in the heart of Dublin's Central Business District. The property is exceptionally positioned within minutes of St. Stephen's Green, Grafton Street and Merrion Square.

Located on Leeson Street Lower, the property enjoys excellent transport links within walking distance, with the LUAS at St. Stephen's Green and Harcourt Street, multiple bus routes on Leeson Street Lower, and DART/mainline rail at Pearse Street, ensuring access to all parts of Dublin City and beyond.

The immediate area is home to several notable occupiers including Arthur Cox, LinkedIn, EY and Stripe. The area benefits from nearby amenities including an abundance of cafés, restaurants, bars, and Grafton Street, Dublin's premier retail street. Within a five-minute walk, occupiers can enjoy some of the city's green spaces including St. Stephen's Green, The Iveagh Gardens and Fitzwilliam Square.



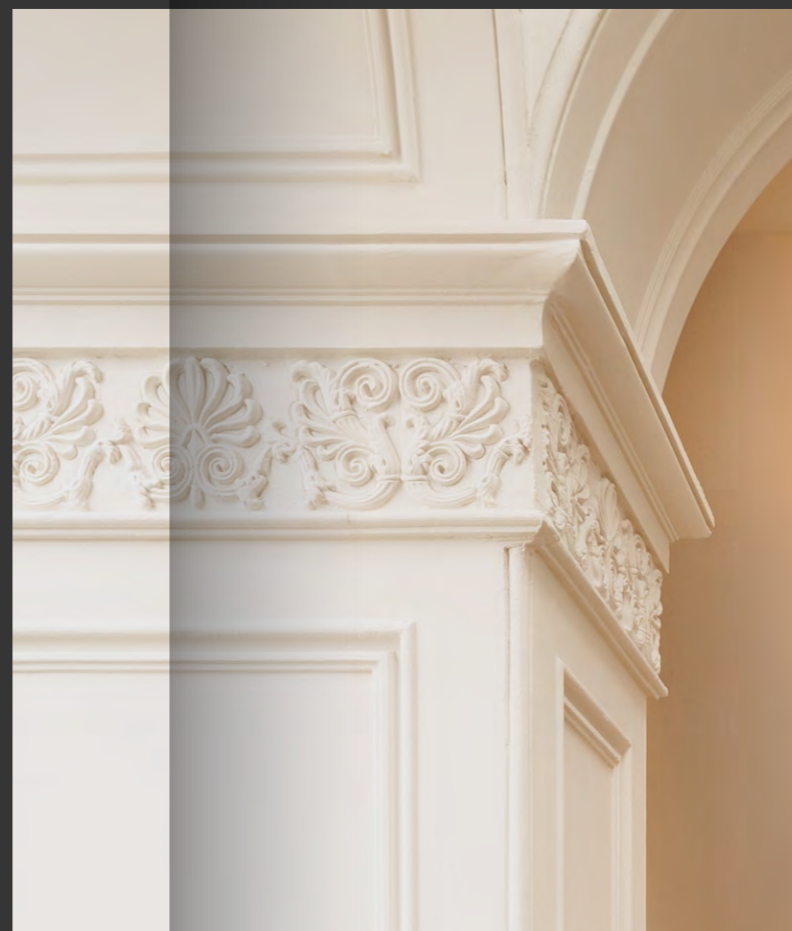
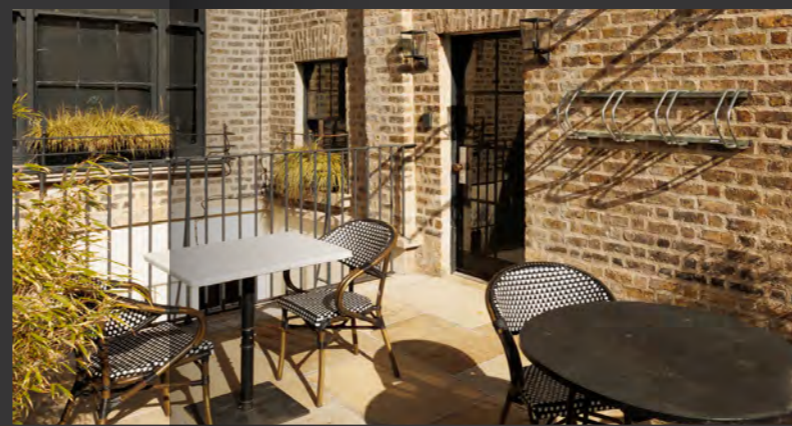


DESCRIPTION

No. 41 Leeson Street Lower is a four-storey over basement Georgian office building that combines period elegance with modern refurbishment to suit contemporary office requirements.

Currently operating as a high-end serviced office, the property offers flexibility to continue in this capacity or to obtain Vacant Possession. Suitable for investors, operators, or owner-occupiers.

No. 41 Leeson Street Lower offers a range of office accommodation within a distinguished Georgian building, tailored to suit a variety of business needs. The building comes fully furnished, providing a turnkey solution for immediate occupation and can accommodate a diverse range of occupiers.



SPECIFICATIONS

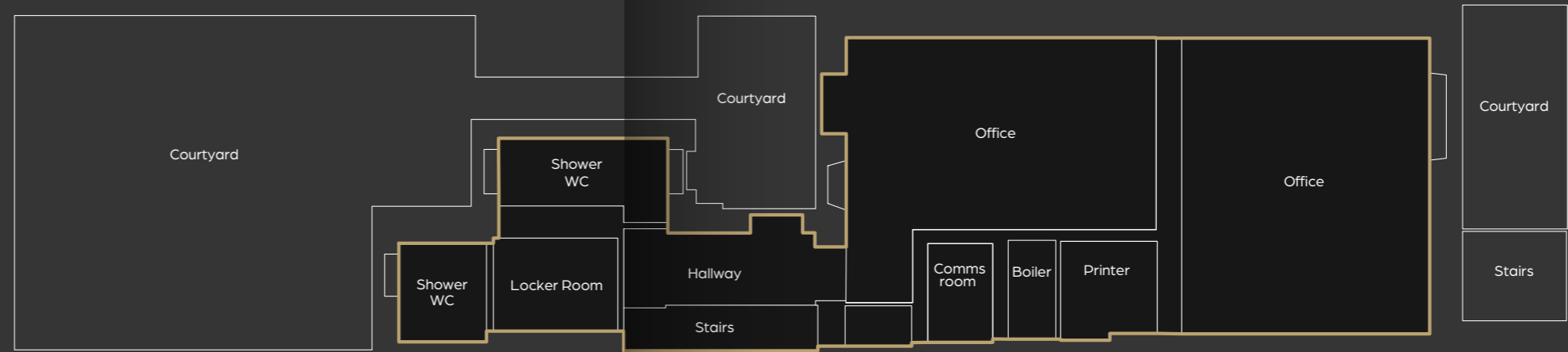
41 Leeson Street Lower has been comprehensively refurbished to an extremely high standard while managing to retain its period Georgian features. Some of the Georgian features that remain are the sliding sash & cast-iron balconies, slate roofs and stone floors with feature Crittall glazing with period design across the ceilings and the large period windows throughout.

Features and amenities offered in 41 Leeson Street Lower include, CCTV Monitoring, Gas Heating, terrace balcony and garden area, shower and toilet facilities and bike storage. The space is currently fully fitted to a Cat-A standard and presents as a flex office workspace. With an on-site concierge, reception, kitchen, lockers, cooking equipment and a number of different rooms available to rent.

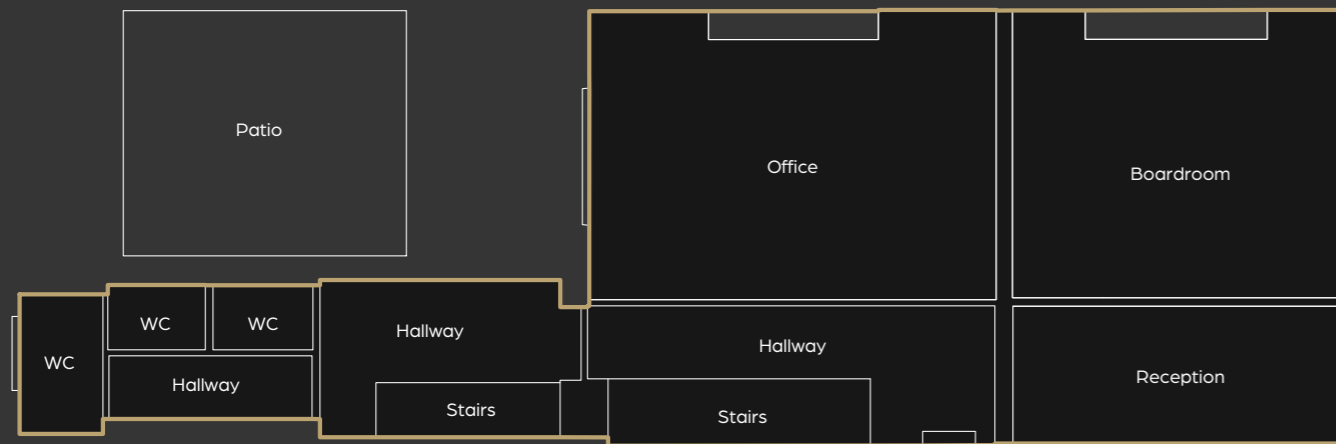
Across the five floors there is a total of 79 desks as well as one large boardroom which can accommodate 10-12 people.



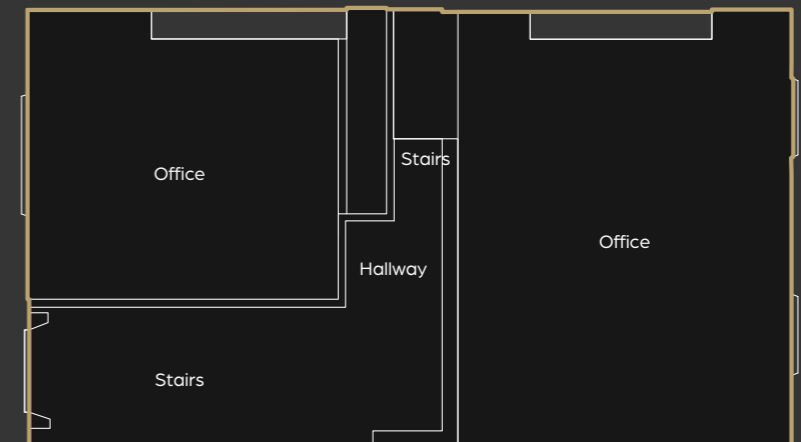
FLOOR PLANS



Basement



Ground Floor



Second Floor

SCHEDULE OF ACCOMMODATION

Floor	Sq.Ft. (N.I.A)	Sq.M. (N.I.A)
Basement	727	67.5
Ground Floor	731	67.9
First Floor	969	89.9
Second Floor	716	66.5
Third Floor	818	76.0
Total	3,960	367.8

Floor plans are indicative and for illustrative purposes only.

All intending purchasers are specifically advised to verify any tenancy information, site area and measurements referred to herein and undertake their own due diligence. A copy of the full measurement survey is available in the data room.



LUAS Red Line



LUAS Green Line



DART



Aircoach



Dublin Bus



Dublin Bikes



FURTHER INFORMATION

Method of Sale

For Sale by Private Treaty

BER Rating

BER Exempt

Viewings

All viewings are strictly by appointment through sole agent JLL.

Title

TBC

AGENTS



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