

OFFICE TO LET



Europa House,
Harcourt Centre,
Harcourt Street,
Dublin 2



SHORT TERM FITTED SPACE

UP TO 17,500 SQ FT AVAILABLE
ACROSS A RANGE OF SUITES FROM
APPROX 2,100 TO 3,400 SQ FT

LOCATION

Europa House is strategically located on the corner of Harcourt Street and Charlotte Way in the heart of Dublin's CBD. Just a 5 minute walk to St. Stephen's Green, occupiers can benefit from a wide selection of amenities including cafes, bars and restaurants.

Europa House is well served by public transport with Harcourt Street Luas Station located adjacent to the building. Numerous bus routes also serve the immediate vicinity. Neighbouring occupiers include EY, Dropbox, Mazars, IDA Ireland, Deloitte and Bank of America to name but a few.



St. Stephen's Green Shopping Centre



Reception



Cassidy's & Pickle



Harcourt Luas Stop

TRANSPORT

Europa House is unrivalled in terms of accessibility. With the Luas Green Line right at the doorstep, numerous Dublin Bike hubs and a vast network of Dublin Bus services serving the immediate area, the office can be reached with ease from all areas.

Luas – On your doorstep

Dublin Bus – On your doorstep

Dublin bikes – 1 minute walk

DART – 15 minute walk

Aircoach – 5 minutes walk

THE BUILDING

Europa House is a 6 storey over lower ground floor office HQ in the core of Dublin's traditional CBD. It provides occupiers with a unique opportunity to secure fitted office accommodation on a short term lease. There are 6 suites available in total ranging from approximately 2,100 to 3,400 sq ft. The two suites at penthouse level can be offered together to provide a floor of approximately 4,500 sq ft. Occupiers seeking larger accommodation have the ability to take a number of suites in Europa House that can provide up to 17,500 sq ft.

Each suite provides fitted accommodation with a mix of open plan and cellular accommodation, in addition to meeting rooms, boardrooms and kitchenettes. The penthouse also benefits from exclusive terrace areas providing views across the city.



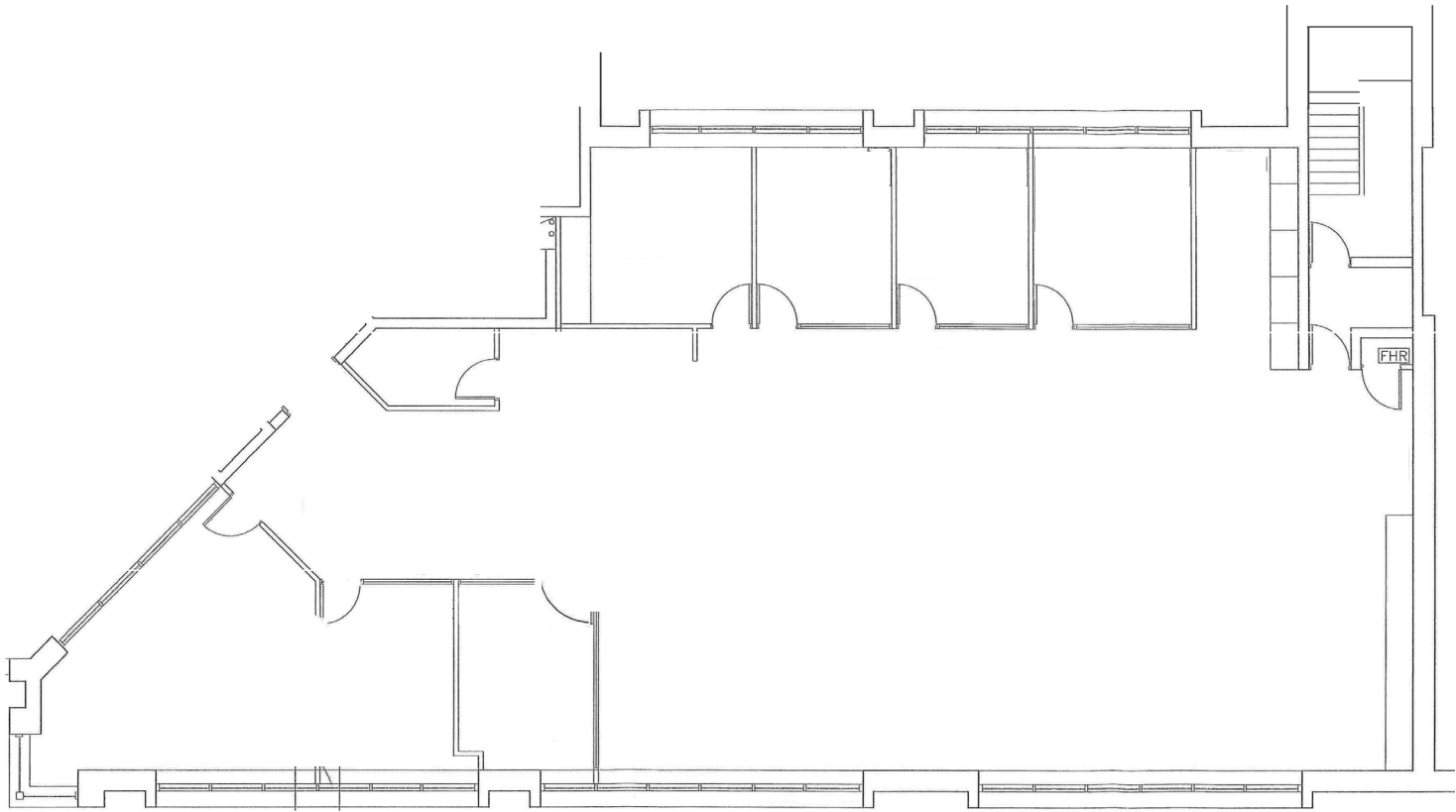


FITTED SUITES FOR IMMEDIATE OCCUPATION



TYPICAL FLOOR PLAN

First Floor Layout. Plan is not to scale and is for indicative purposes only.



ACCOMMODATION

The below are approximate Net Internal Areas

Floors	Sq M	Sq Ft
Part Fifth (Harcourt)	198	2,131
Part Fifth (Charlotte)	222	2,390
Part Third	310	3,337
Part Second	308	3,315
Part First	315	3,391
Part Ground	273	2,939
Total	1,626	17,502

SPECIFICATION

- Impressive atrium reception with feature glazed lifts
- Fitted office accommodation
- Mixture of open plan and cellular accommodation
- Floor boxes wired for power and data
- Fitted kitchenette
- Air conditioning
- Private terrace at penthouse level



Europa House, Harcourt Centre, Harcourt Street, Dublin 2



Green Line Luas, Harcourt Street Luas Stop, Dublin 2



Dublin Bus Stops



Dublin Bikes

Rent

On Application

Lease Term

Available on a short term licence until October 2022

Viewing

Strictly by appointment with the sole agent Knight Frank



20-21 Upper Pembroke Street
Dublin 2

Tel: +353 1 634 2466

KnightFrank.ie

PSRA Registration Number: 001266

Subject to Contract/ Contract Denied/
Without Prejudice

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