



BLOCK 5

HARCOURT CENTRE

DUBLIN 2

High Profile City Centre Office Space

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BLOCK 5
HARCOURT CENTRE
DUBLIN 2

Summary



Prestigious CBD location



Abundant City Centre amenities



High spec offices ext. 4,016 sq. ft. NIA



New four pipe fan coil air conditioning system



1 car parking space available



LUAS stop on your doorstep



28 shared bicycle spaces available



Shower facilities on site



For illustrative purposes only.



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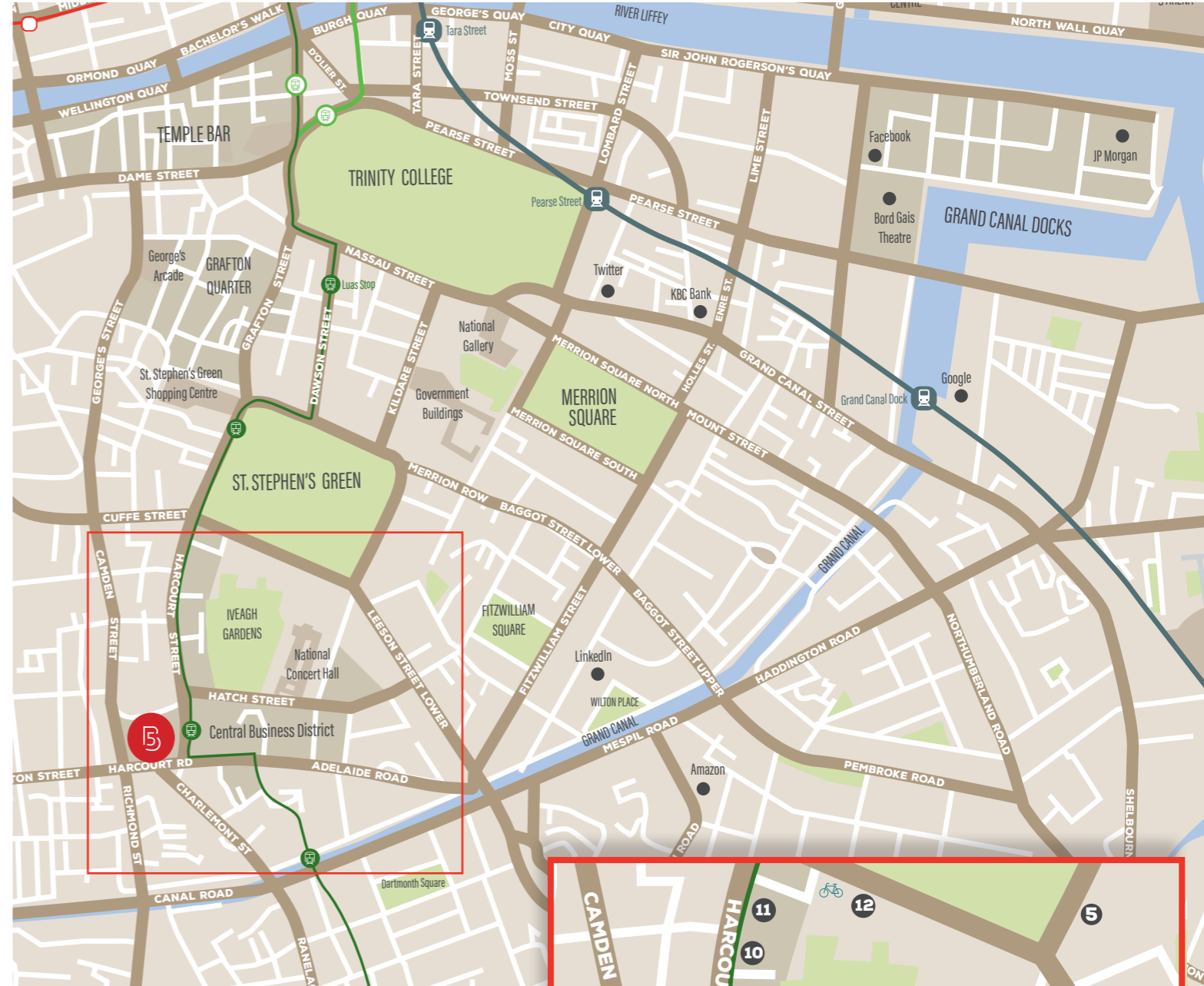


For illustrative purposes only.

Centrally located close to Iveagh Gardens, St. Stephen's Green and Grafton Street



Not to scale. For illustrative purposes only.



Travel Links

	Green LUAS Line	2 min walk
	Dublin Bus	2 min walk
	Dublin Bikes	3 min walk
	Irish Rail/Train	15 min commute
	Taxi Rank	4 min walk
	Aircoach	2 min walk
	Port Tunnel	22 min commute

In the heart of Dublin's central business district

- | | |
|--------------------|--------------------|
| 1. EY | 7. Deloitte |
| 2. Mazars | 8. Arthur Cox |
| 3. Investec | 9. Eversheds |
| 4. Aviva Insurance | 10. Byrne Wallace |
| 5. PTSB | 11. KPMG |
| 6. IDA | 12. Kennedy Wilson |

Bus Stop LUAS Stop Dublin Bikes



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High-end specification throughout

Common Areas

- Fully refurbished entrance lobby, manned building reception and waiting area
- High quality finishes to reception, lift lobby and WC's
- New toilet block with 4 unisex superloos plus accessible toilet
- New shower block providing 3 modern showers including accessible shower & changing facilities
- 1 secure basement car parking space
- 28 shared secure basement bicycle parking spaces

Office

- 2.6 m floor to ceiling height generally
- Part exposed ceilings with suspended acoustic panels and mechanical diffusers
- New 4 pipe fan coil air conditioning system
- New suspended LED lighting
- High quality painted and plastered walls
- Acoustic quality thermal glazing
- 600 mm x 600 mm raised access floor
- High quality carpet tile finish

Ground Floor Sample Layout

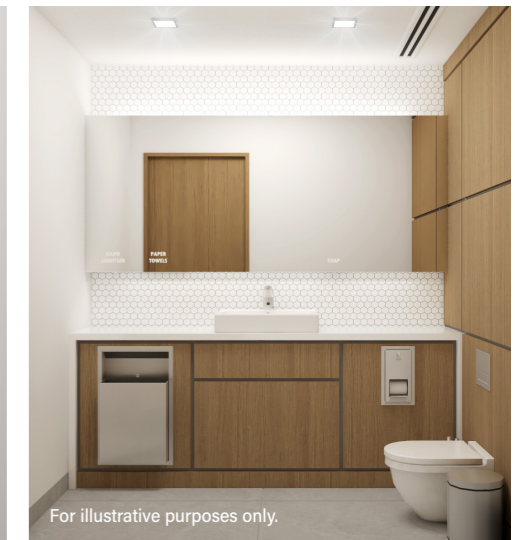
373 sq. m. / 4,016 sq. ft. NIA



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Viewing

Viewing highly recommended by
appointment with sole agents Knight Frank.



Letting Agents



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