

CITY CENTRE PENTHOUSE OFFICE
FOR SALE BY PRIVATE TREATY

Unit 11

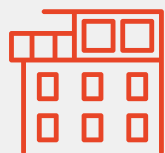
Harmony Court

Harmony Row | Dublin 2



Unit 11
Harmony Court

Summary



Penthouse Office Suite with South-West Facing Balcony



Modern Office Suite ext.to approx. 2,597 sq.ft. NIA (4,039 sq. ft. GIA)



Established & Central Office Location



3 Secure Basement Car Parking Spaces.

Unit 11 Harmony Court



Description

Harmony Court was designed by the renowned Henry J Lyons Architects and developed by the O'Callaghan Group in 2005. The building extends over six storeys above a lower ground and basement level, and is configured into 11 individual office units with dedicated car parking facilities. The ground floor features a shared reception and waiting area, complemented by two passenger lifts providing access to all floors. The basement level offers secure roller shutter ramp access to car parking and designated bicycle storage areas, ensuring both convenience and security for occupiers. Occupiers within the building include The Travel Department, along with Strata, Independent Trustee Company and PML Group, among others.



Penthouse

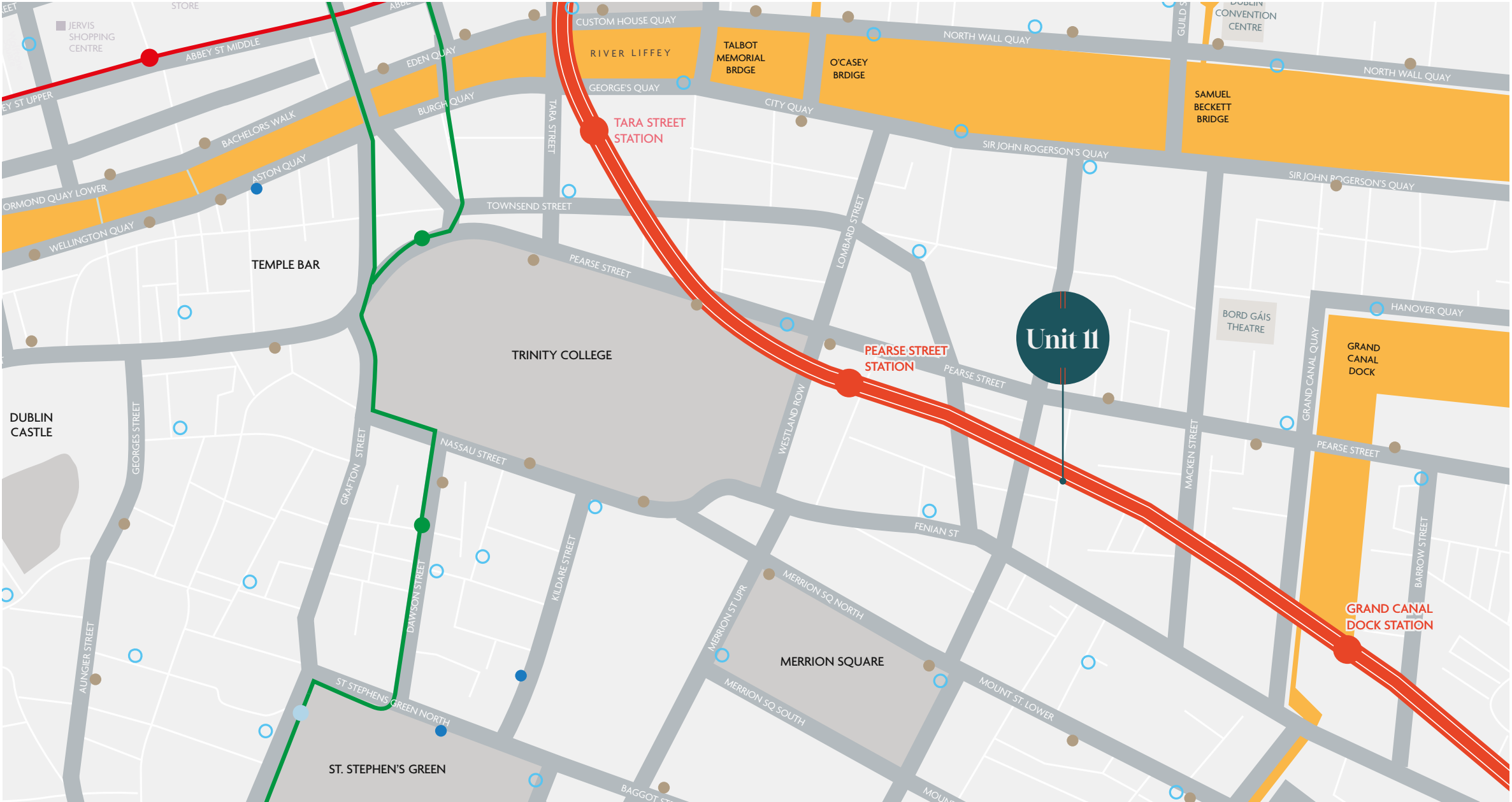
Unit 11, the penthouse suite, is located on the fifth floor and enjoys sweeping views across Dublin city. The suite benefits from a southwest facing balcony and extensive floor-to-ceiling glazing, which provides abundant natural light throughout the space. The accommodation extends to an approximate net internal floor area of 241.2 sq. m. (2,597 sq. ft.) and a gross internal floor area of 375 sq. m. (4,039 sq. ft.), and includes three designated basement car parking spaces.



Location

Harmony Court is strategically located on Harmony Row, just off Hogan Place. This southwest-facing office building is ideally positioned between Grand Canal Dock, Merrion Square, and Trinity College, placing it at the very heart of Dublin's cultural and commercial district. This vibrant and thriving area serves as a premier hub for business, culture, and entertainment, providing an inspiring environment for both commercial activities and leisure pursuits. Within easy

walking distance, tenants and visitors can enjoy access to Dublin's most esteemed squares, luxury hotels, renowned restaurants, and prestigious theatres. The location is also home to an impressive roster of leading global corporations, including Accenture, Google, HSBC, Perrigo, and Stripe, alongside many of the city's foremost law firms such as Matheson, McCann FitzGerald, William Fry, and Beauchamps.












Connectivity

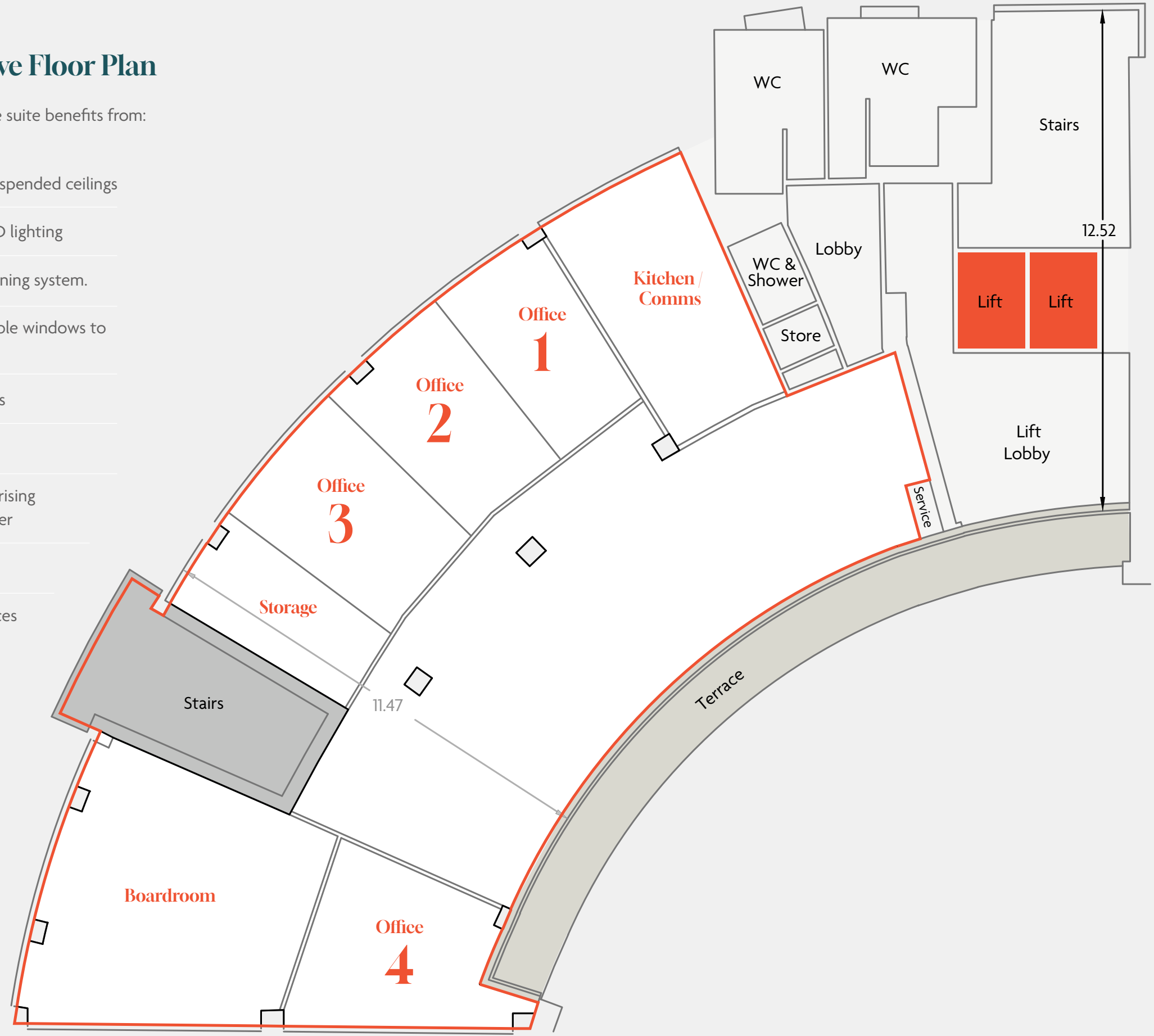
Harmony Court offers commuters a wide range of convenient transportation options. With effortless access to the DART, Luas, multiple bus routes, taxi ranks, and Dublin Bikes, navigating the city is straightforward and efficient. The property benefits from excellent transport links in its immediate vicinity. Pearse Street and Grand Canal Dock DART stations are within a short walking distance, while the Quality Bus Corridor on Lower Mount Street is just minutes away. Additionally, the Luas stops at Dawson Street and Trinity College are both accessible within a 15-minute walk from the property. This well-connected location encourages environmentally sustainable commuting, providing staff with convenient options to cycle or utilise public transportation with ease.

- Dublin Bikes
- Dublin Bus
- Aircoach
- DART (Mainline Rail)
- Luas

Penthouse Indicative Floor Plan

In terms of the specification, the suite benefits from:

-  Feature partial recessed suspended ceilings
-  Recessed PIR activated LED lighting
-  Panasonic VRF air conditioning system.
-  Double-glazed and openable windows to include roller blinds.
-  Plastered and painted walls
-  Glazed partitioning
-  Raised access floors comprising floor boxes wired for power
-  CAT 6 data cabling.
-  Carpet tile finishes to offices

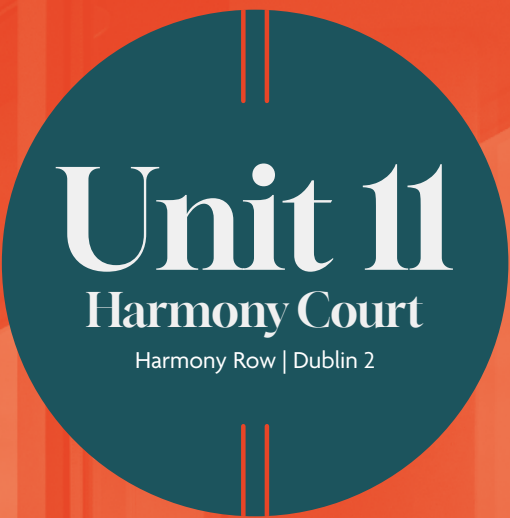


Floor plans not to scale/ for indicative purposes only.



The Penthouse

The penthouse suite offers occupiers a turnkey office solution. The layout features a spacious open-plan area, currently arranged with six large desks, a welcoming reception, and a seating area with ample room for additional workstations. There is four private, light-filled cellular offices and a generous 12-person boardroom provide flexibility for a variety of working styles. A full-length, southwest-facing balcony accessible directly from the office serving as a standout breakout space, benefiting from excellent natural light and views. Additional features include a dedicated kitchen and comms room, a convenient storeroom, toilet facilities and an accessible WC with integrated shower. Ideal for occupiers seeking a high-spec, ready-to-occupy suite in a prime location.



Services

The service charge payable from 1st July 2023 to 30th June 2024 is €15,514.85 gross.

Building Energy Rating (BER)

The accommodation holds a BER rating of



BER Number: 801057928
EPI: 171.33 kWh/m²/y

Price

€1,650,000 exclusive.

VAT

VAT is chargeable on the sale.

Title

The accommodation is held under 500 year leasehold title from 1st Jan 2006.

Service Charge

The service charge payable from 1st July 2023 to 30th June 2024 is €15,514.85 gross

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