



# 24 EARLSFORT TERRACE



**TO LET**

**24 EARLSFORT TERRACE, DUBLIN 2**

Unique Own Door Office Opportunity

24  
EARLSFORT  
TERRACE



24

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# 24

## Location

No.24 Earlsfort Terrace is situated within one of the most sought-after commercial and residential locations within the heart of Dublin 2. The importance of the area has now been recognised by Dublin City Council's decision to designate the locality of Earlsfort Terrace as the "National Concert Hall Quarter" highlighting the location's reputation as a prestigious and affluent district within South Dublin's city centre.

## Surrounding Occupiers

The area surrounding No. 24 is steeped in history and culture and has attracted many well-known national and multinational firms to include Arthur Cox, Eversheds Sutherland, Deloitte, Aviva, Bank of China, Yelp, MetLife, AerCap and L'Oreal to name a few.



- 1 KPMG
- 2 St. Stephens Green
- 3 AerCap Holding
- 4 Conrad Hotel
- 5 Eversheds Sutherland
- 6 National Concert Hall
- 7 Arthur Cox
- 8 Deloitte
- 9 Iveagh Gardens
- 10 National Concert Hall
- 11 Dropbox Ireland
- 12 L'oreal & Bank of China
- 13 Investec & Bloomberg
- 14 EY
- 15 Camden Court Hotel
- 16 IDA
- 17 Hilton Hotel
- 18 ViaSat & Magento
- 19 Royal Victoria Eye & Ear Hospital
- 20 24 Earlsfort Terrace**

# 24

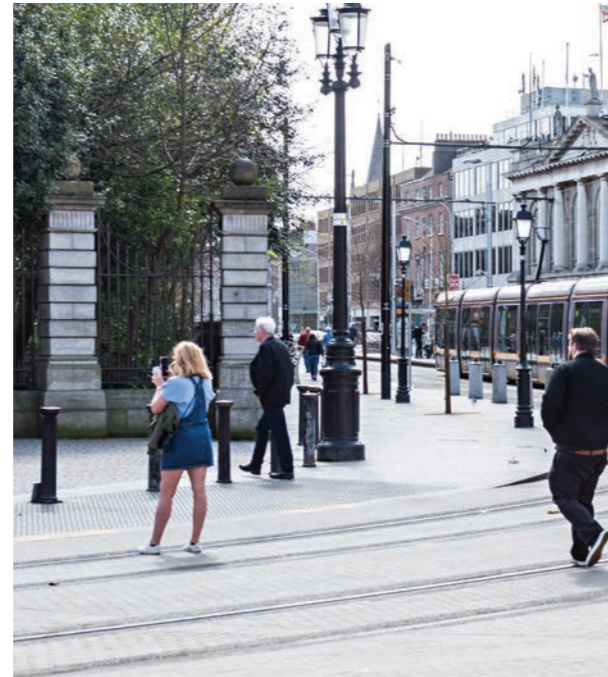


## Lifestyle

Every possible amenity is at one's fingertips creating an exceptionally well rounded work-life balance.

The area is surrounded by well known restaurants, pubs and high-end hotels with parks such as The Iveagh Gardens and St. Stephen's Green within a short stroll. For events and exhibitions, the National Concert Hall and galleries are all within easy reach.

In addition to the above, the transport facilities in the area are the best in the county, with direct and easy access to all modes from No.24's front door step.



# Transport

Every possible mode of transport is on your doorstep or a short distance from 24 Earlsfort Terrace.



## Luas Green Line

3 MIN WALK



## Luas Red Line\*

8 MIN COMMUTE



## Dublin Bus

1 MIN WALK



## Dublin Bikes

ON YOUR DOORSTEP



## Irish Rail & DART

15 MIN WALK



## Taxi Rank

ON YOUR DOORSTEP



## Aircoach

5 MIN WALK



## Port Tunnel

15 MIN DRIVE



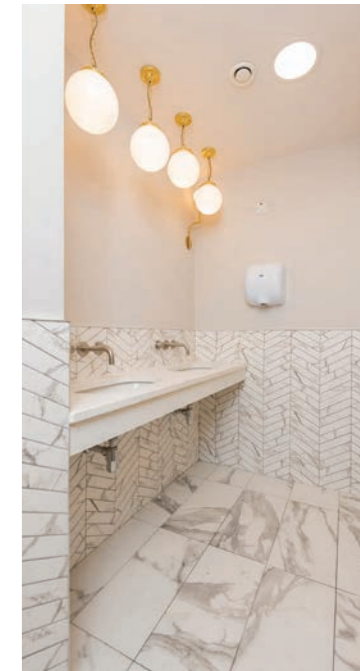
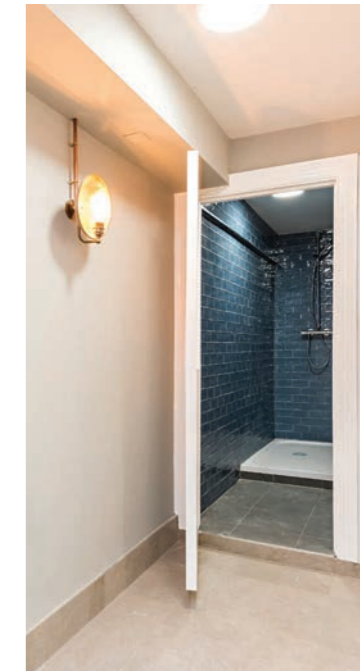
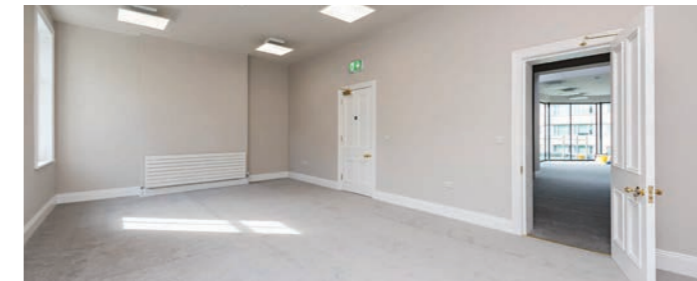
# No. 24 Earlsfort Terrace

No. 24 is nestled amongst a unique terrace of Belgravia style period properties which can be immediately recognised by their unique character and style. The entire extends to 4,200 sq.ft. NIA / 390 sq.m. NIA.

Internally the property has been extensively refurbished to create a modern and stylish own door office which has maintained many of its original and very detailed period features.

Internally the accommodation is spread over 5 floors and each floor benefits from a unique and bright working environment. To further add, the property has its own private garden terrace to the rear on the 2nd floor which truly makes no.24 a hidden gem within this much sought-after commercial hub.

The refurbishment has upgraded the accommodation to a modern office work environment which has factored in new W.C facilities on each level, disabled access facilities, basement shower facilities and bike storage.



# Accommodation Schedule

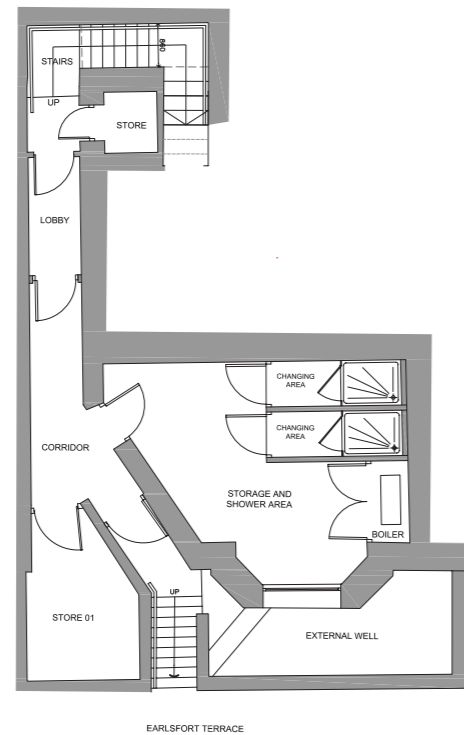
| Level                         | sq.m. | sq.ft. NIA |
|-------------------------------|-------|------------|
| Basement Level                | 39.03 | 420        |
| Ground Level                  | 139   | 1,487      |
| First Floor Level             | 98    | 1,052      |
| Second Floor Level            | 101   | 1,084      |
| Mezzanine (Kitchenette) Level | 7     | 71         |
| Third Floor                   | 47    | 510        |

# Specification

The accommodation contains new LED lighting throughout and is cabled with CAT 6 data cabling on all levels. Internally the own door office space contains WC facilities on all levels and new shower facilities on the ground and basement floors. A kitchenette facility is situated on the mezzanine level and the out door terrace is located on the 2nd floor. The accommodation is also fully alarmed.

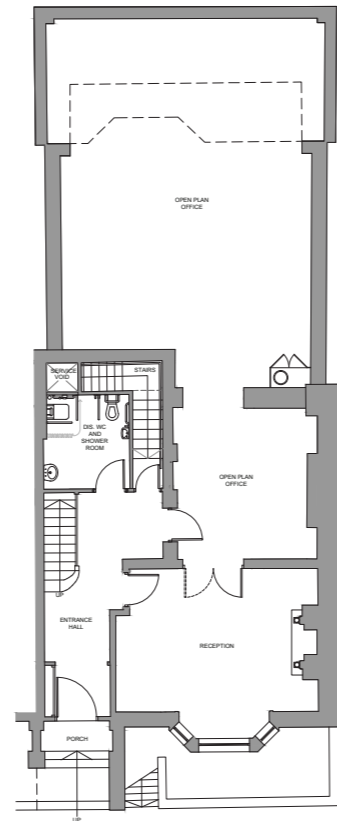
## No. 24 Earlsfort Terrace Basement Floor Plan

Basement Level = 39.03 sq. m (420 sq. ft) NIA



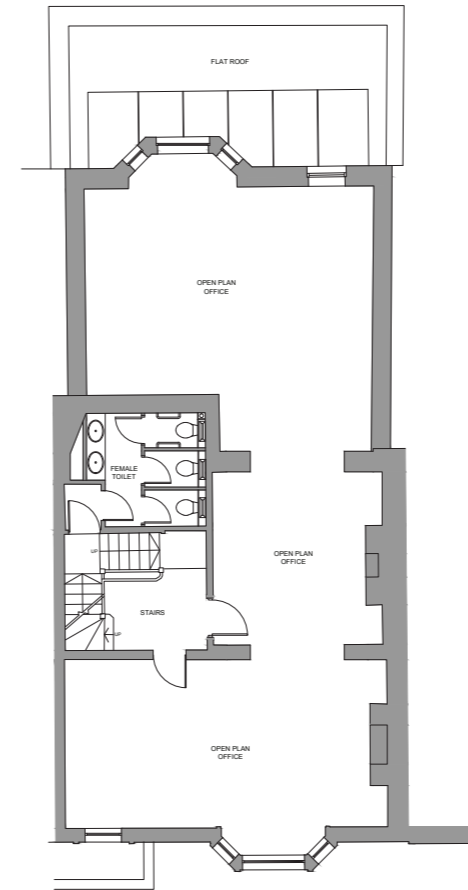
## No. 24 Earlsfort Terrace Ground Floor Plan

Ground Level = 139 sq. m (1,487 sq. ft) NIA



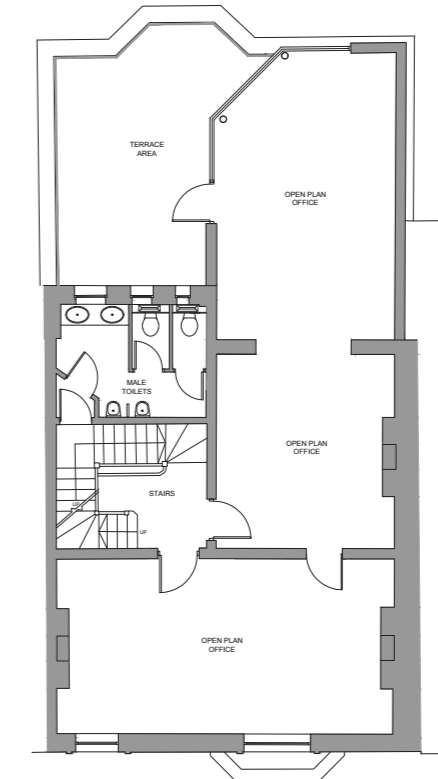
## No. 24 Earlsfort Terrace First Floor Plan

First Floor Level = 98 sq. m (1,052 sq. ft) NIA



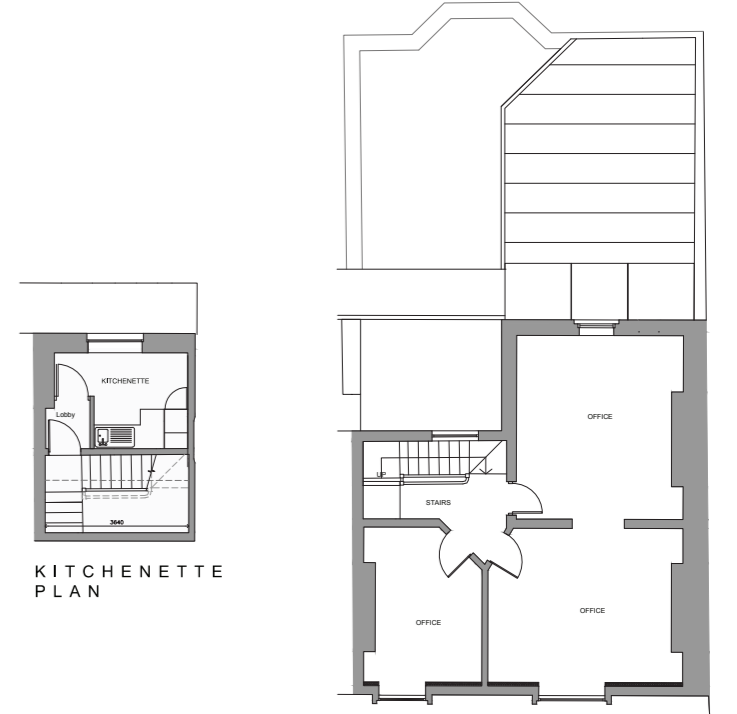
## No. 24 Earlsfort Terrace Second Floor Plan

Second Floor Level = 101 sq. m (1,084 sq. ft) NIA



## No. 24 Earlsfort Terrace Third Floor Plan

Third Floor Level = 47 sq. m (510 sq. ft) NIA  
Mezzanine (Kitchenette) = 7 sq. m (71 sq. ft) NIA





# Contact

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