



63 LEESON STREET LOWER  
Dublin 2, D02 NP73

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**TO LET**

By way of Assignment or sub lease



NB. For identification purposes only



## EXECUTIVE SUMMARY



Four-storey over basement end-of-terrace Georgian building



Extends to approximately 302.5 sq.m. (3,256 sq.ft.) NIA



Excellent CBD location



Close to all public transport links



Available on 2-year assignment with statutory rights of renewal

THE PROPERTY IS LOCATED WITHIN DUBLIN'S TRADITIONAL **CENTRAL BUSINESS DISTRICT (CBD)**, BENEFITING FROM ONE OF THE MOST PRESTIGIOUS ADDRESSES IN DUBLIN 2

# LOCATION

Sixty-three (No. 63) is located on the east side of Leeson Street Lower, adjoining the Starbucks Café and close to Leeson Street bridge. The property is located within Dublin's traditional central business district (CBD), benefiting from one of the most prestigious addresses in Dublin 2.

The property benefits from excellent public transport links with the DART at Grand Canal Dock and the LUAS Green Line at St Stephen's Green within close proximity. Numerous Dublin Bus routes also serve the immediate area.

The surrounding area also benefits from a host of amenities such as restaurants, cafés, bars, and hotels, all within walking distance of the property.



Numerous **Dublin Bus** routes also serve the immediate area 1 min 



Pearse Street **DART** Station 7 mins 



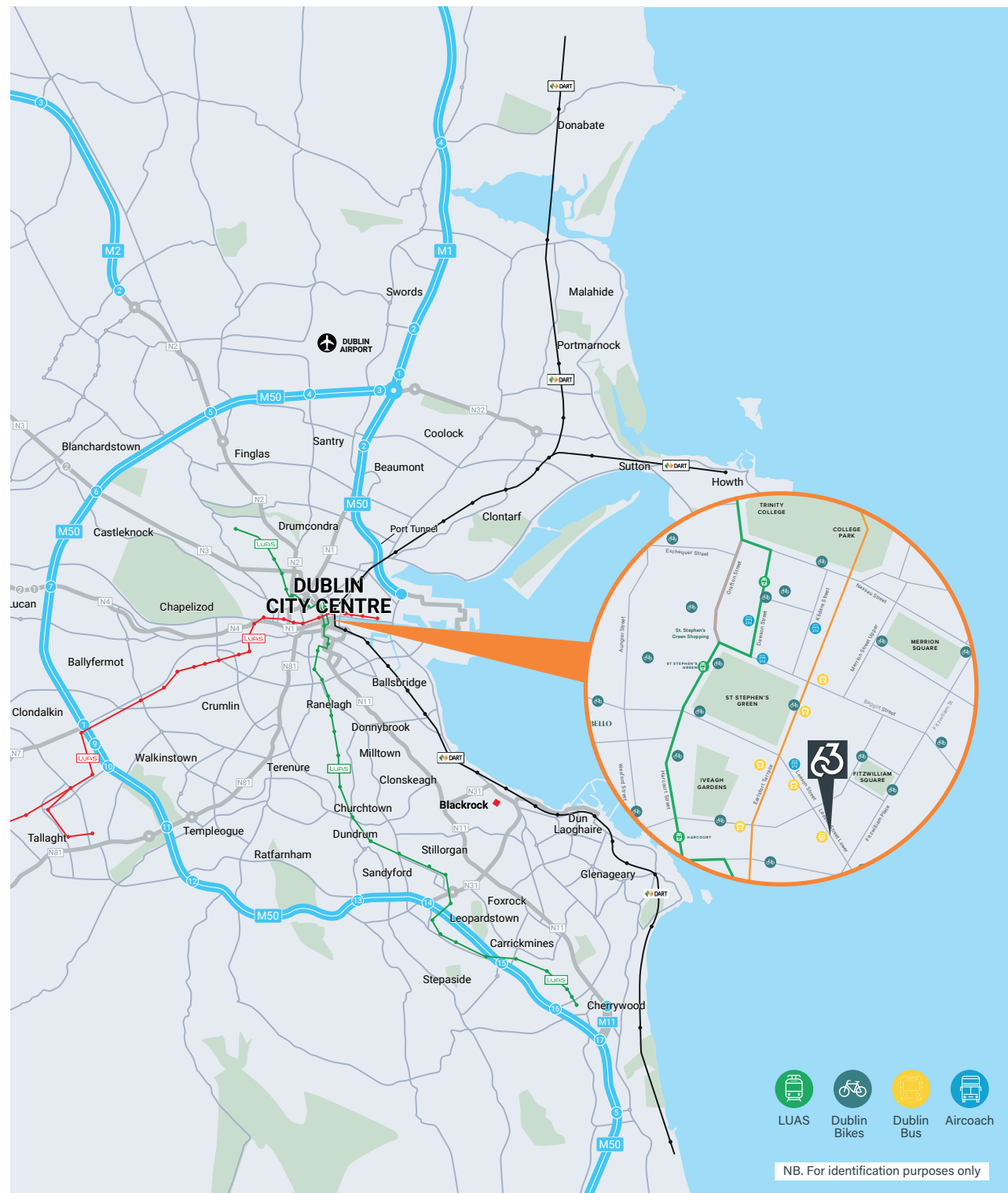
Charlemont **LUAS Green Line** 9 mins 



**Grafton Street** 15 mins 



Host of local **amenities**



## DESCRIPTION

The property briefly comprises an end-of-terrace four-storey over-basement Georgian building extending to 302.5 sq.m. (3,256 sq.ft.) with a self-contained garden to the rear. The property has been refurbished over the past number of years and retains many of its original period features.

Internally the property comprises of 2 ground floor offices, w/c return. On the hall return is a bright reception area with 2 further offices. On the second floor there is a boardroom, meeting room and 2 further offices on the top floor. There is a modern kitchen on the second floor return. The basement comprises of 3 further offices which could be used as break out space.

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## LEASE

The property is held on a 10 year Internal Repairing and Insuring Lease from the 15th July 2016 at a passing rent of €127,000 per annum. Any incoming tenant will be entitled to statutory rights of renewal.





## QUOTING RENT

€127,00 per annum.

## LOCAL AUTHORITY RATES

€2,100 per annum.

## LEASE TERMS

Available by way of assignment or sublease.

## VIEWINGS

All viewings are strictly by appointment through the sole letting agent.

## AGENTS DETAILS

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PSRA Registration No. 003587

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