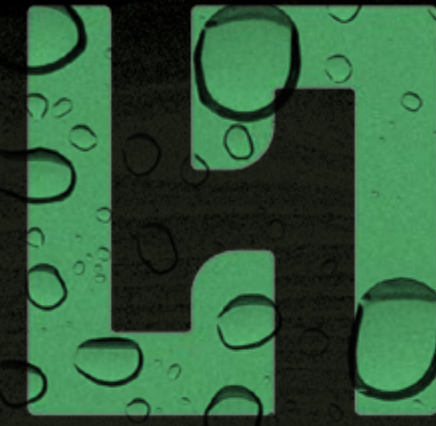




LONGPHORT HOUSE

EARLSFORT CENTRE | DUBLIN 2

**FULLY UPGRADED FLOORS FINISHED
TO CAT-A SPECIFICATION**

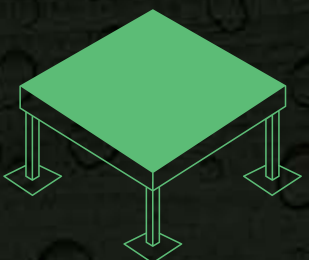
SIZES FROM 3,850 SQ. FT. (357.68 SQ. M.)
TO 8,550 SQ. FT. (794.32 SQ. M.)



DESCRIPTION

Longphort House is a modern office building in a prominent location in Dublin Principal Business District between Earlsfort Centre and Leeson Street, adjacent to the Conrad Hotel. The Ground and First Floor have recently been refurbished to a high-quality CAT-A finish. The building has a range of amenities available with on-site car parking and bicycle parking.





Raised Access Floors



Feature Exposed Ceilings



4 Pipe Fan Coil Air-Conditioning



Kitchenette



Fully Fitted



Secure Basement Car Parking



Bicycle Parking



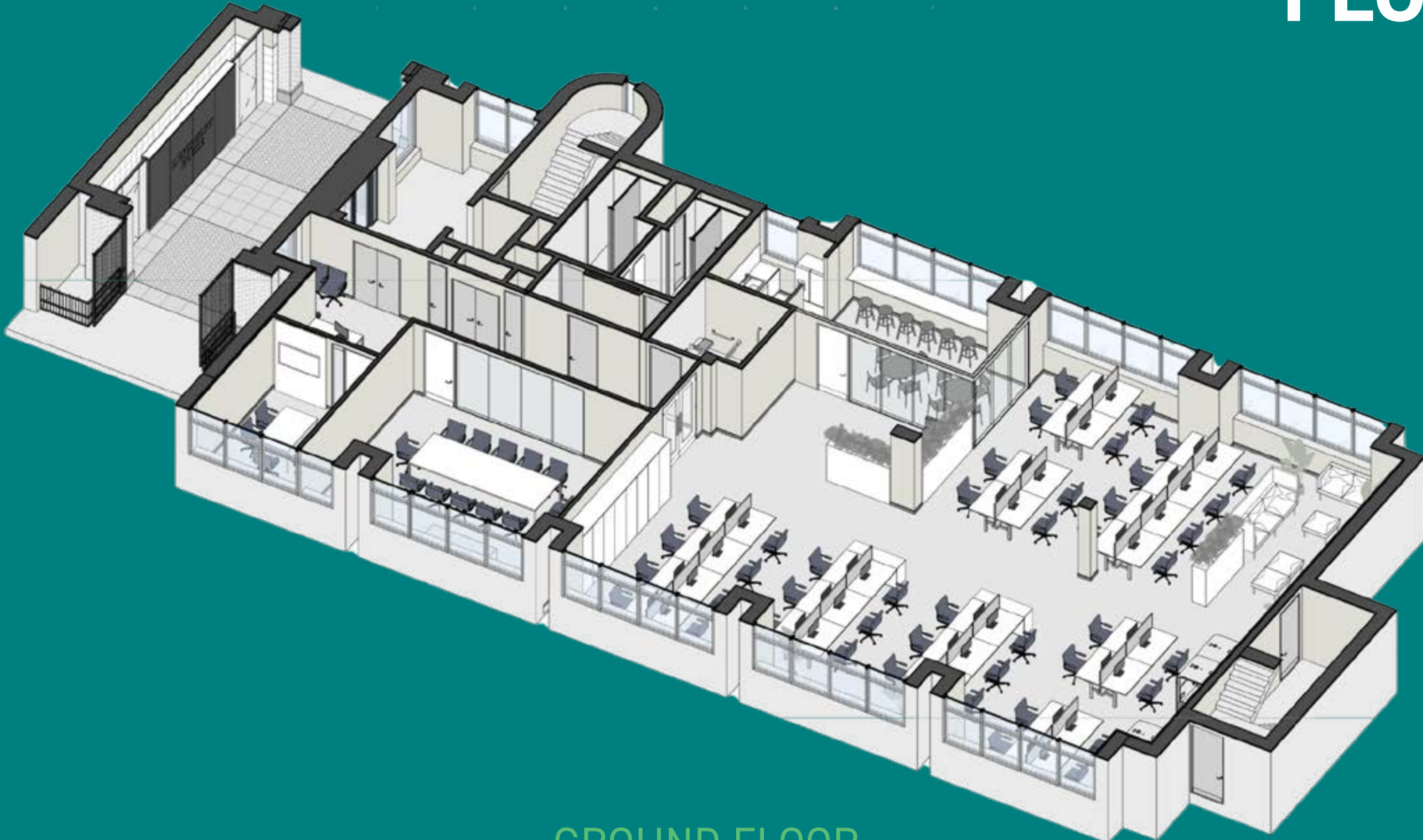
Hotel Quality Shower Facilities

LOCATION

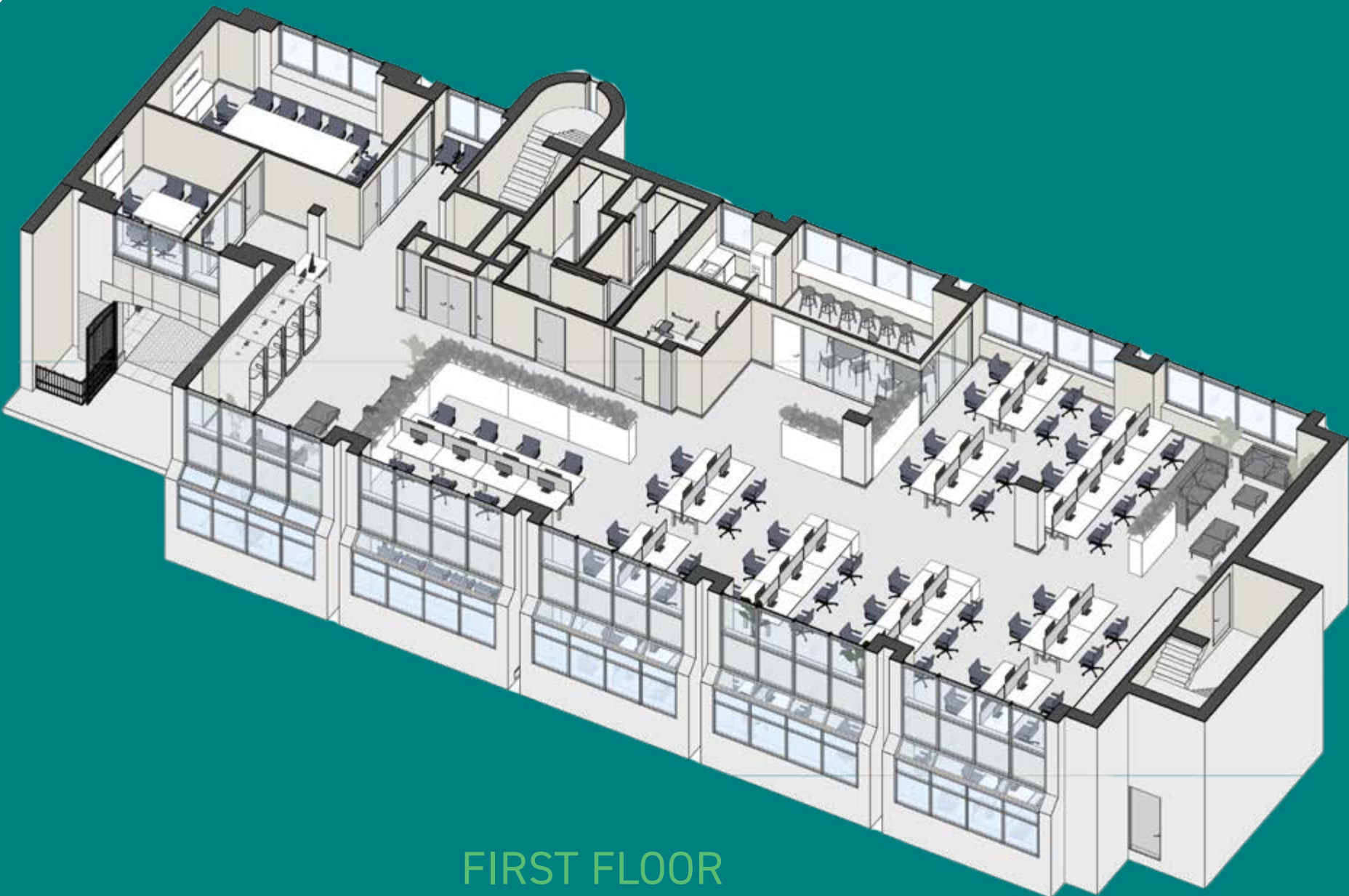
Lesson Street offers a diverse selection of Concert Venues, Theatres, Art Galleries, Coffee Houses, Bars, Restaurants, and stunningly landscaped Public Parks. Conveniently located near several of Dublin City's most picturesque public parks, including St. Stephen's Green, The Iveagh Gardens, Fitzwilliam Square, and the Grand Canal, occupants of Lesson Street can easily enjoy and engage in a wide range of social activities such as live music, outdoor cinema events, and art exhibitions.



FLOOR PLANS



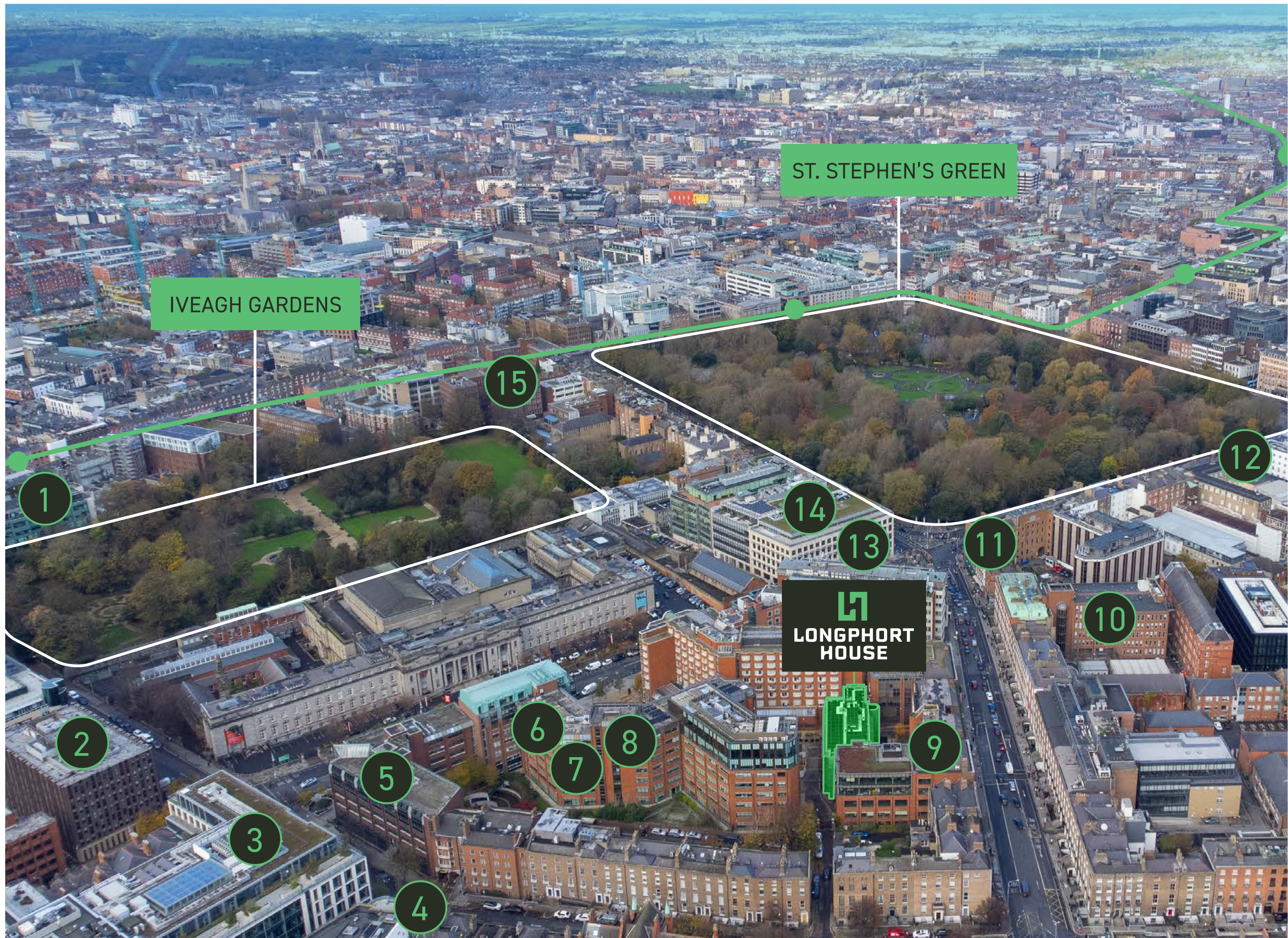
GROUND FLOOR



FIRST FLOOR

SCHEDULE OF ACCOMMODATION

UNIT	SIZE SQ. FT.	SIZE SQ. M.
GROUND FLOOR	3,850	357.68
FIRST FLOOR	4,700	436.64
TOTAL	8,550	794.32



NEARBY OCCUPIERS

- EY 1
- Deloitte 2
- Arthur Cox 3
- MetLife 4
- Eversheds 5
- BioMarin 6
- Dechert 7
- Harmonic Funds 8
- Lockton 9
- Department of Transport 10
- Permanent TSB 11
- Department of Justice 12
- Aercap 13
- Maples 14
- KPMG 15



LONGPHORT HOUSE

GO ANYWHERE



LUAS
St Stephen's Green and Harcourt Street stops are less than a 10 minute walk from the property.



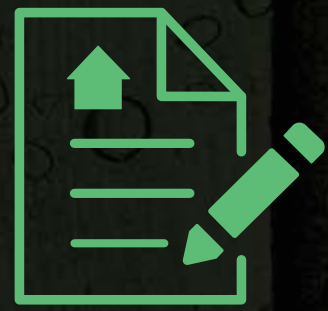
DART & COMMUTER RAIL
Pearse Street Dart and Train Station is located a 15 minute walk away.



BUS
Exceptional accessibility via Dublin Bus & National Bus services via Leeson Street



DUBLIN BIKE
Dublin Bikes depot situated just off Leeson Street and Hatch Street.



LEASE TERM

New flexible lease terms



ANNUAL RENT

Quoting rent €60 per sq. ft.



COMMERCIAL RATES

Currently estimated at
€5.11 per sq. ft. for 2024



SERVICE CHARGES

Approx. €9.72 per sq. ft.



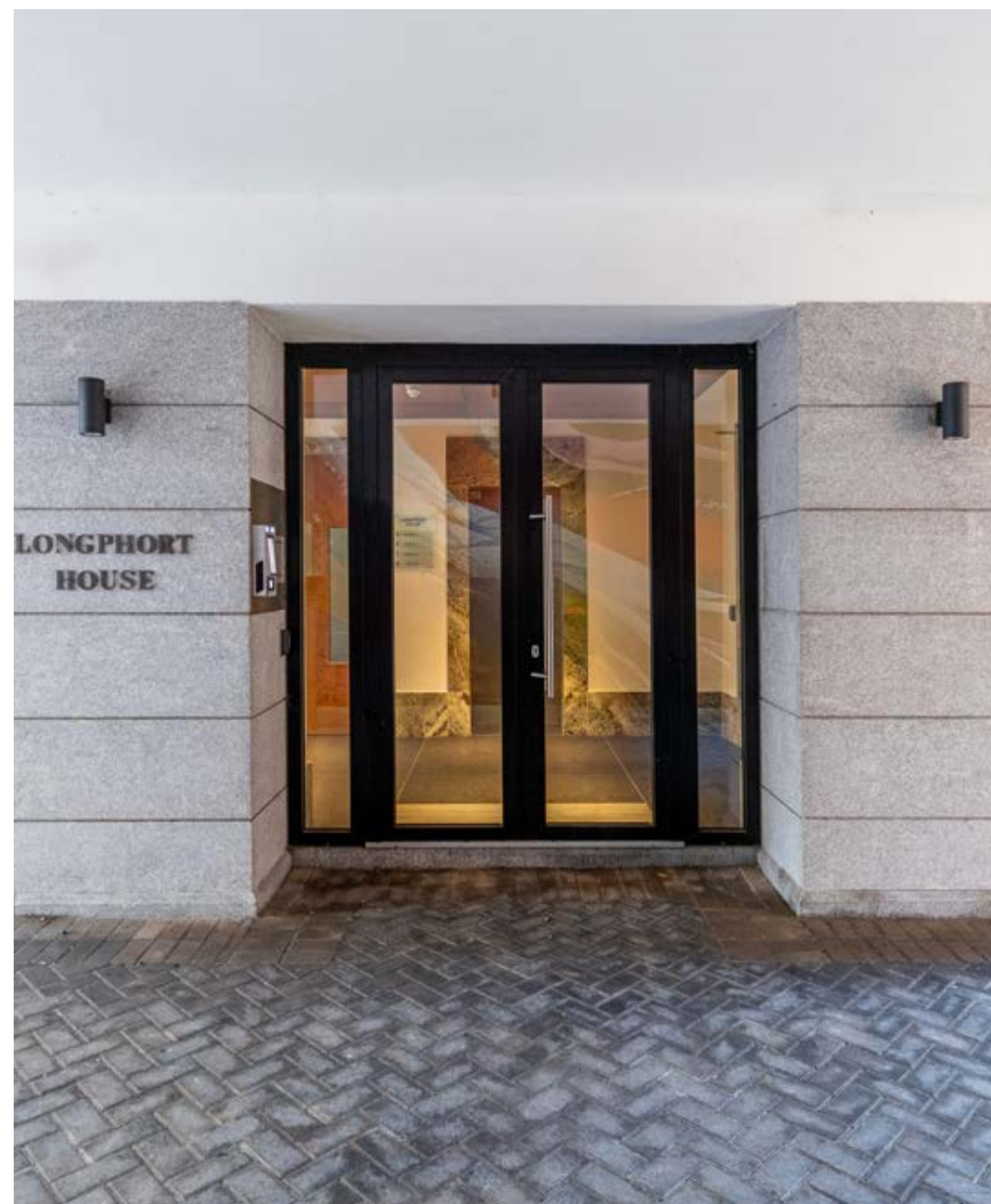
BER RATING

BER A3



INSPECTIONS

Please contact the joint agents





LONGPHORT HOUSE

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