

TO LET

SUPERB OFFICE OPPORTUNITY
IN THE CENTRE OF DUBLIN'S
PRIME BUSINESS DISTRICT

LONGPHORT HOUSE

PENTHOUSE SUITE, THIRD FLOOR,
EARLSFORT CENTRE, DUBLIN 2



THE EARLSFORT CENTRE IS AT THE HEART OF DUBLIN CITY'S BUSINESS DISTRICT



LOCATION

The Earlsfort Centre located between Leeson Street, Earlsfort Terrace and adjacent to The Conrad Hotel, is home to many of the country's leading companies including Arthur Cox, Deloitte and Eversheds. Longphort House is centrally positioned within the centre and adjacent to pedestrian access points at Hatch Street and Leeson Street.

ONLY MINUTES FROM:

- › St Stephen's Green
- › Grafton Street with its numerous shopping facilities
- › Green Line LUAS Stops at Harcourt Street and St Stephen's Green
- › Conrad and Shelbourne Hotels
- › Abundance of cafes, restaurants and bars
- › Numerous transport links including Dublin Bus routes
- › Dublin Bikes

Longphort House is at the heart of the Earlsfort Centre and the penthouse suite of Longphort House positions itself as one of the best office opportunities to be brought to the market in recent times.

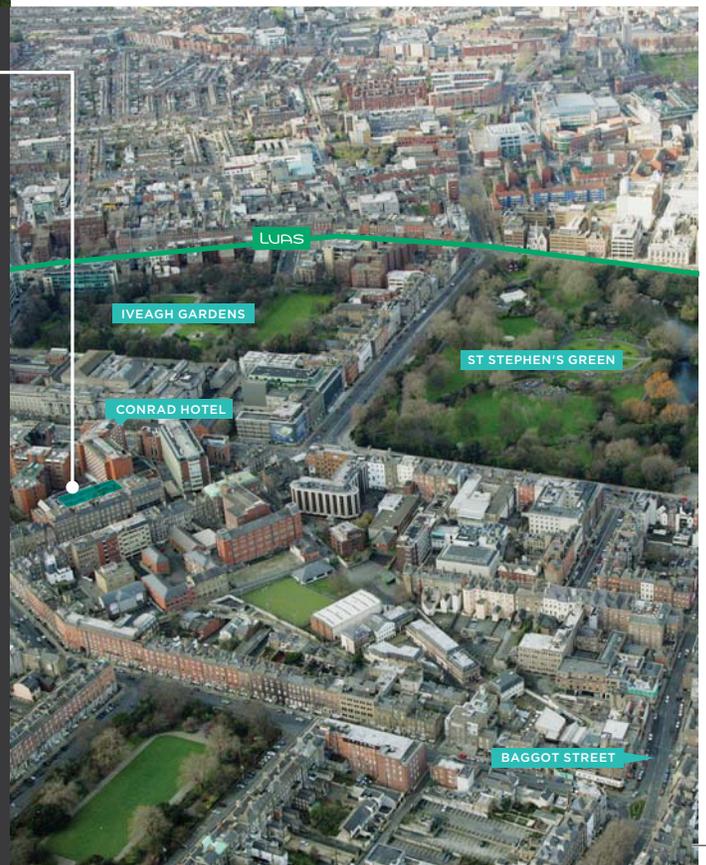
DESCRIPTION

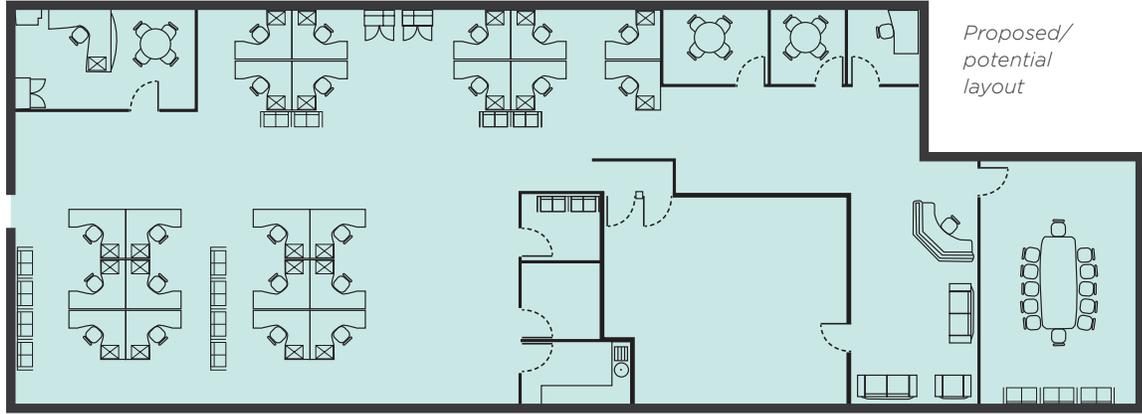
The office extends to 3,896 sq ft and comes with 3 secure car parking spaces. A security controlled lift opens directly onto the space which has been recently vacated and reinstated to provide a clean, open plan and flexible space with raised access floors and suspended ceilings.

The approximate Net Internal Area is as follows:

FLOOR	SQ FT	M ²
3 RD (penthouse)	3,896	362
Car Parking	3 spaces	

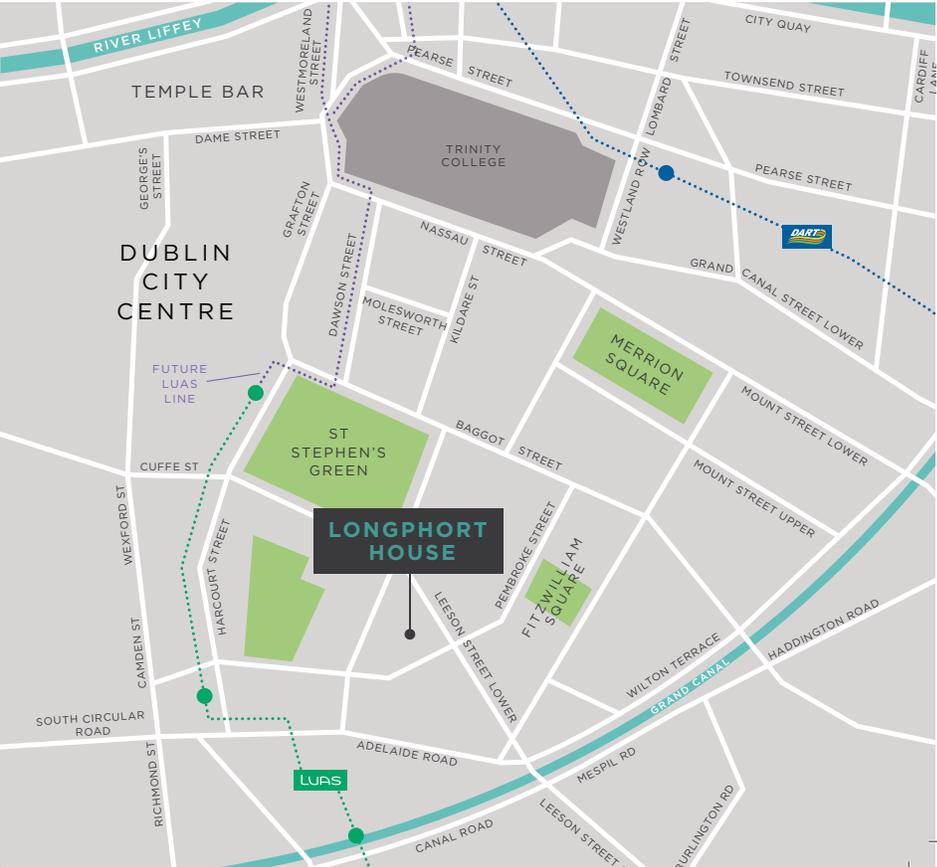
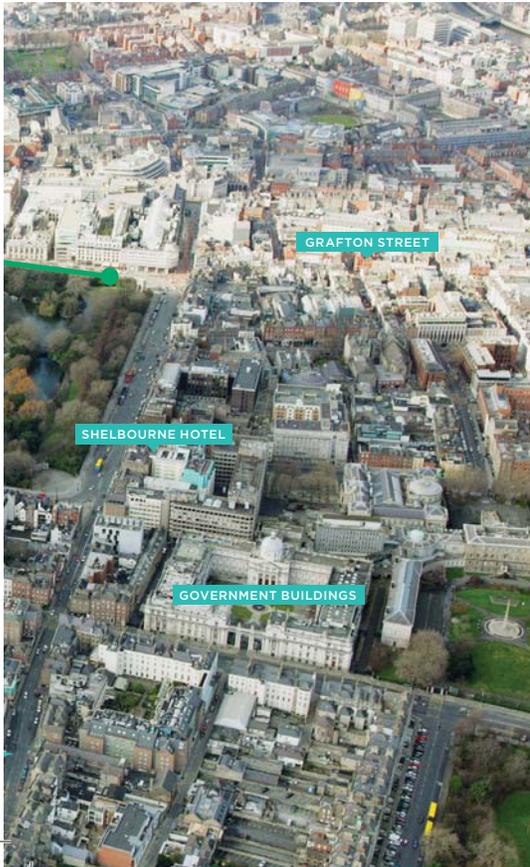
All intending tenants/purchasers are specifically advised to verify the floor area and carry out their own due diligence.





SPECIFICATION

- > Raised access floors
- > Suspended ceilings with integrated lighting
- > CAT 5E cabling
- > Plastered and painted walls
- > Male and female toilet facilities
- > Security controlled lift access





The Shelbourne Hotel



St Stephen's Green



St Stephen's Green Luas Stop



Earlsfort Terrace

BER NUMBER 800038960

EPI 287.59 kWh/m²/yr

BER B2

AGENT DETAILS



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