

FORTY ONE

LEESON STREET LOWER

BER EXEMPT

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LETTING OPPORTUNITY

- Imposing Georgian Office Building with accommodation extending over four floors above lower ground floor
- Recently refurbished to the highest standard delivering top class office accommodation
- Original features restored to their former glory
- Flexible and efficient office space
- Beautifully landscaped outdoor space
- Luxurious shower facilities and excellent bike storage



**5,000 SQ.FT
OF GEORGIAN
OFFICES
REFURBISHED
TO THE
HIGHEST
STANDARD**

AREA KEY

● Corporates

1. Amazon
2. AIB
3. Wework
4. Deloitte
5. AerCap
6. Arthur Cox
7. Nitro
8. Government Buildings
9. Zendesk
10. Marsh & McLennan
11. OPW

● Hotels

1. Hilton Hotel
2. The Shelbourne
3. The Merrion
4. The Meslip
5. Clayton

○ Amenities

1. Grafton street
2. Holles Street
3. Fitzwilliam Tennis Club
4. St. Stephen's Green
5. Ivy Garden
6. Merrion Square
7. Trinity College
8. College of Surgeons

● Transport

1. Dublin Bus corridor
- Green Luas**
2. Charlemont Luas
 3. Harcourt Luas





Leeson Street Bridge showing triumphal arch erected for the visit of Edward VII to Dublin in 1903

BUILDING HISTORY

Leeson Street established itself from 1780 when more substantial homes were built on St. Stephen's Green. Unfortunately, many of such homes were replaced by large office buildings with replica facades in the 1980s.

No. 41 is four-storey over basement two-bay building with typical Georgian features including sliding sash and Wyatt windows, granite cills and cast iron balconies.

The building was much altered and has since been vacant for some time. Fortunately, the principal features of all rooms were relatively intact and most of the modifications, consisting of subdivision of the principle rooms into self contained apartments, have been easily reversed.

During the conservation assessment of the property various uses were considered before concluding that office use would necessitate the least intrusive alteration to the building.

MODERN MEETS ORIGINAL

RESTORATION

The building has been comprehensively restored by skilled craftsmen such as Sheridan Conservation and The Old Mould Company. New natural slate roofing has been fitted, original windows, stone floors and steps, plasterwork and joinery has been retained, repaired, cleaned and replaced as needed.

External brickwork was rebuilt, cleaned and pointed in lime mortar. Decorative stone and cast iron elements were restored by specialists Nolan Conservation and Bushy Park ironworks. The result is a stunningly restored office building in an excellent location adjacent to St. Stephen's Green.





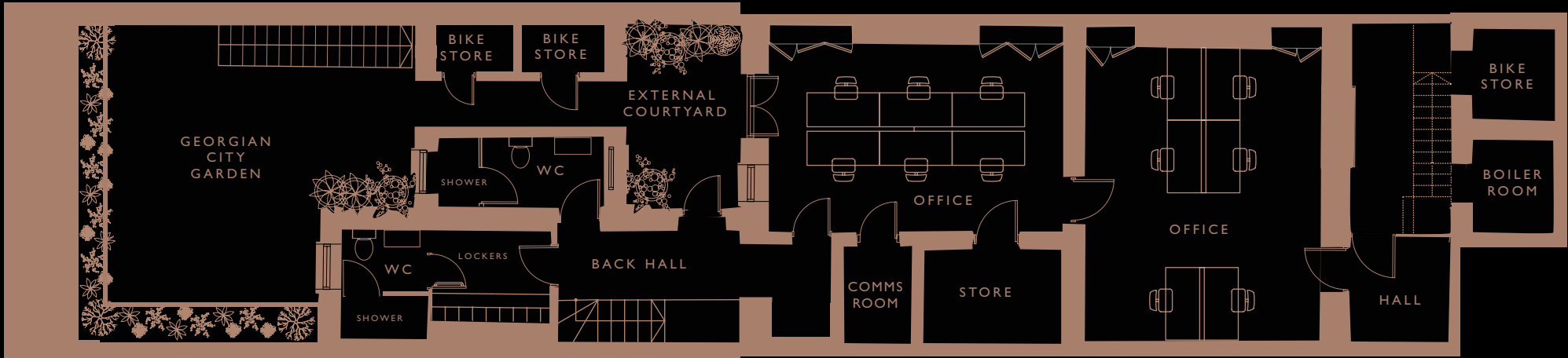
WORLD CLASS FACILITIES

- Original timber floor, dado rails, mouldings, cornicing, 4 panel doors, stairs and sliding sash windows and original limestone entrance floor
- Beautiful new modern marble fireplaces
- Modern designer furniture, modern glass and brass chandeliers
- Feature Crittall glazing to communal kitchen and lounge area
- High end luxury kitchen with marble countertop and luxury brass fittings
- Beautiful cast iron and brass radiators
- Luxurious new WCs with marble floors, handmade wall tiles and luxury brass fittings
- Staff shower facilities and locker area
- Access to architecturally designed outdoor areas

FLOOR PLANS

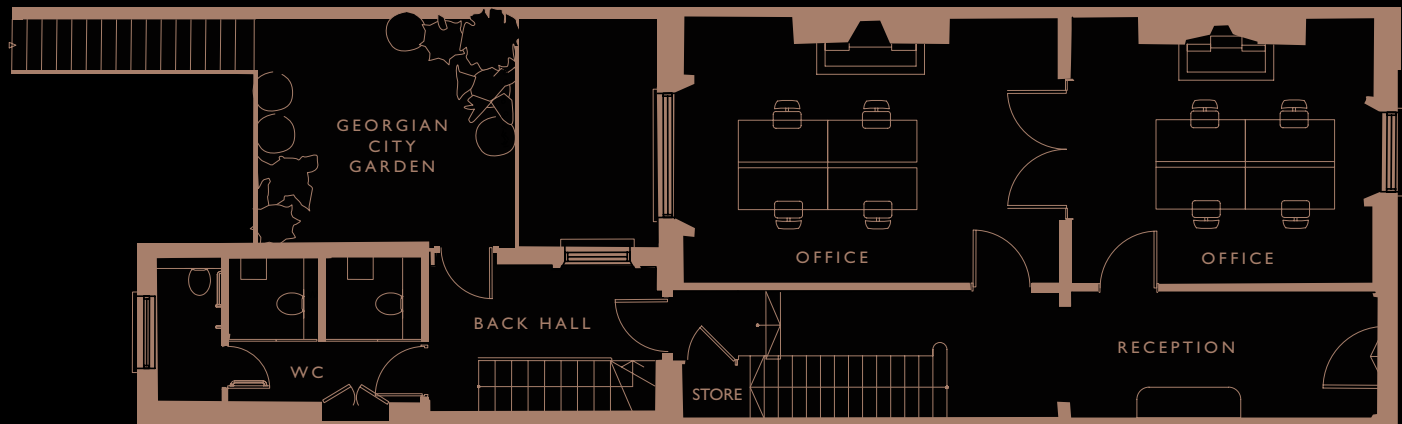
Accommodation Schedule

Description	Sq.m.	Sq.ft.
Lower ground	101	1,088
Ground	93	1,004
First	91	974
Second	65	700
Third	77	823
Total	427	4,595

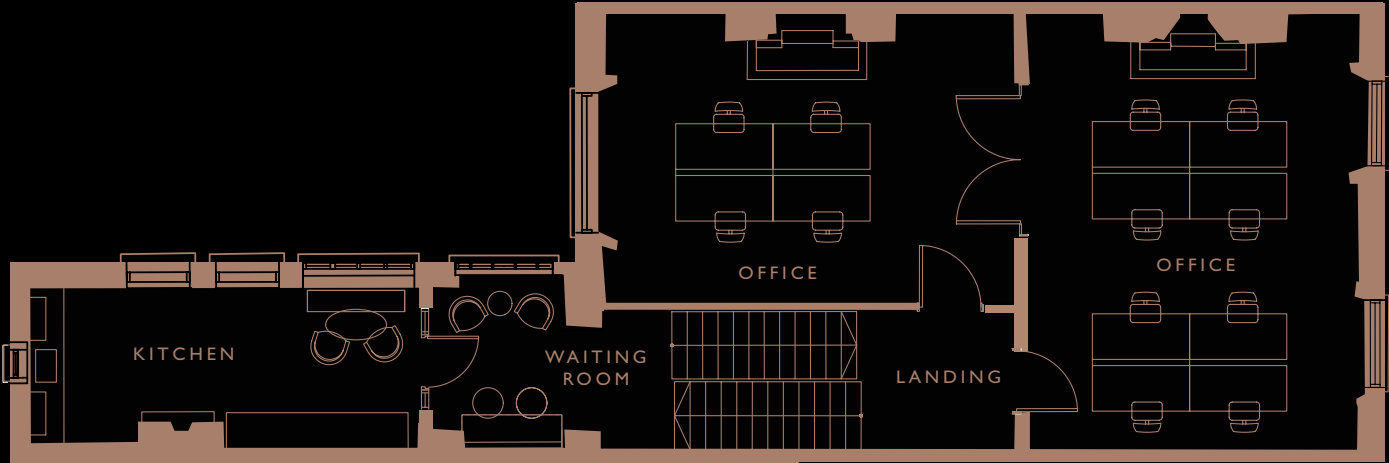


BASEMENT FLOOR

FLOOR PLANS

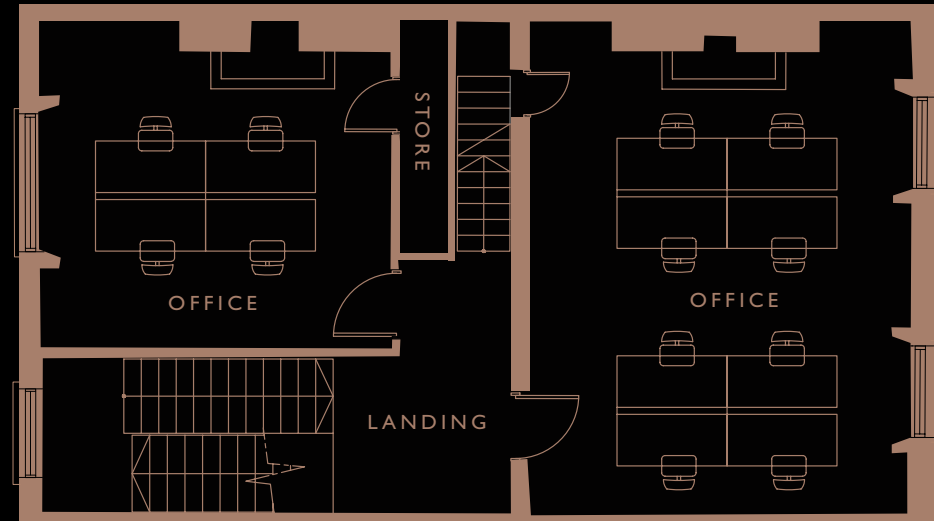


GROUND FLOOR

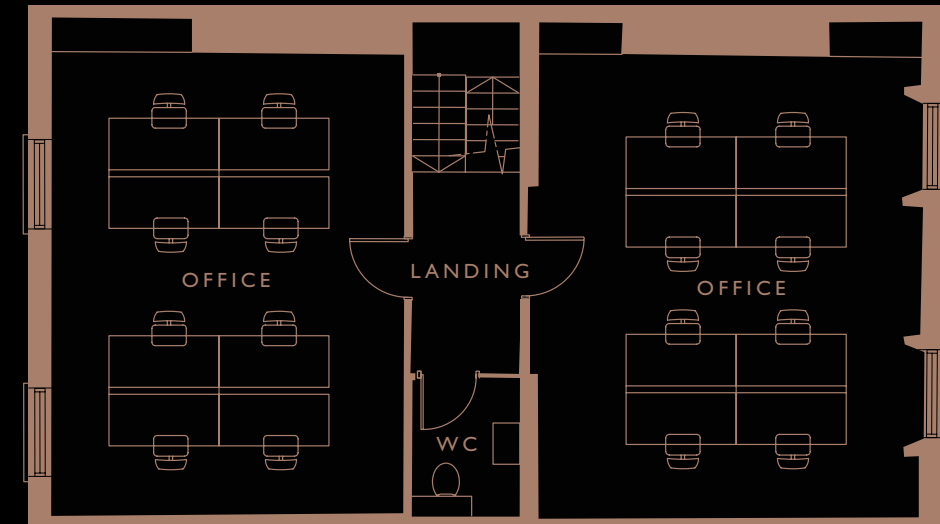


FIRST FLOOR

FLOOR PLANS



SECOND FLOOR



THIRD FLOOR

MARKET OVERVIEW

Dublin is expected to be the fastest growing capital city in Europe between 2020-2035, with its population predicted to rise by 18%. A healthy labour market and economy along with unrelenting occupier demand continues to drive the Dublin office market.

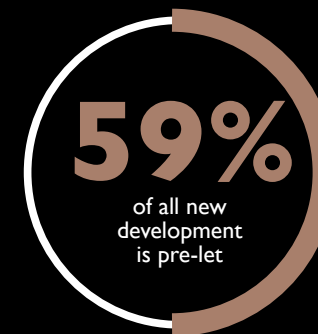
The Dublin office market saw a record take up in the first half of 2019 of over 1.7 million sq.ft of letting activity in and around Dublin City. Prime city centre vacancy rates now stand at below 4.5% and while new development is underway, almost 60% of this has been pre let, indicating that the office market should continue to see strong take-up levels for the remainder of the year.

Interestingly, the sizes of deals are getting bigger and the scale of buildings being developed are getting bigger.

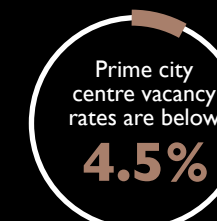
There is also a wider variety of end user entering the market, so competition for the best quality accommodation is intense.

One sector of the city centre office market that has been neglected somewhat is the 'own door' 5,000 sq. ft. market and Oakmont have recognised this. SME's and new international corporate entrants to the Dublin market are finding it increasingly difficult to source high quality own door units in the city centre.

41 Leeson Street will be the epitome of a high quality own door office building. Great care and attention to detail has been taken at design stage to deliver what will be a new standard of Georgian office building, the likes of which have never been seen before in Dublin City Centre.



DUBLIN OFFICE SPACE



CENTRALLY LOCATED

No. 41 is located on the west side of Leeson Street Lower, directly across from the Starbucks Café and close to Leeson Street bridge. The property is located within Dublin's traditional central business district (CBD) benefitting from one of the most prestigious addresses in Dublin 2.

Its central location means No.41 has direct access to:

- St. Stephen's Green
- Grafton Street
- The Grand Canal
- Merrion Square
- Numerous cafés, bars, hotels and restaurants

Excellent public transport modes with access to:

- Charlemont Luas stop
- Pearse Street DART station
- A quality Dublin Bus corridor
- The Aircoach
- Dublin Bikes





LUAS

5 minute walk to Charlemont Station providing access across the city



Dublin Bus

Numerous buses run along Leeson Street's Quality Bus Corridor including routes 11, 46a, 46e, 118, 145 and 155



Train

Both Pearse Street and Tara Street stations are within walking distance



Dublin Bikes

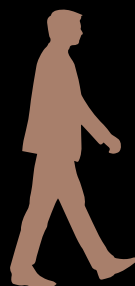
There are three bike stations close by on Hatch Street, Fitzwilliam Street and Pembroke Street



Aircoach

Stops on Leeson Street with journey times of approx. 35 minutes

CENTRALLY LINKED



2 mins	GRAND CANAL
5 mins	ST. STEPHEN'S GREEN
7 mins	ST. STEPHEN'S GREEN LUAS
7 mins	IVEAGH GARDENS
9 mins	SHELBOURNE HOTEL
12 mins	GRAFTON STREET
15 mins	TRINITY COLLEGE
15 mins	PEARSE ST. STATION



FORTY ONE

A DEVELOPMENT BY

OAKMOUNT



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THE PROFESSIONAL TEAM

ARCHITECTS:

Cathal O'Neill & Associates

MAIN CONTRACTOR:

Apex Property Development Ltd.

INTERIOR DESIGNERS:

O'Donnell O'Neill Design

FIRE AND DAC:

Goldsmith Engineering

CIVIL & STRUCTURAL:

JJ Campbell & Associates

QUANTITY SURVEYORS:

Kerrigan Sheanon Newman

MECHANICAL AND ELECTRICAL:

**O'Connor Sutton Cronin
Consultant Engineers**

LEGAL:

Leman Solicitors

PSRA Registration No. 003587

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